

DEXTER VILLAGE COUNCIL

REGULAR MEETING

AUGUST 26, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

1. TAX EXEMPTION ORDINANCE PURSUANT TO P.A. 346 (1966) MSHDA-FINANCED, MULTI-FAMILY HOUSING-WALKABOUT CREEK, PHASE II.

APPROVAL OF MINUTES OF THE AUGUST 12, 1991 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION\*

1. WASHTENAW DEVELOPMENT COUNCIL EXECUTIVE DIRECTOR, GRETCHEN WATERS: PRESENTATION ON W.D.C.'S LONG-TERM FUNDING GOALS.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING

2. PARKS

3. DOWNTOWN DEVELOPMENT AUTHORITY

AD HOC COMMITTEES

1. VILLAGE OFFICE FACILITIES

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. RESOLUTION CALLING ELECTION ON GENERAL OBLIGATION BONDS.
2. RESOLUTION APPROVING DESIGNATION OF THE WASHTENAW COUNTY BOARD OF PUBLIC WORKS AS AGENT TO NEGOTIATE FOR SOLID WASTE DISPOSAL CAPACITY.
3. VILLAGE OF DEXTER TAX EXEMPTION ORDINANCE #91-2608001 PURSUANT TO P.A. 346 (1966).

OLD BUSINESS

1. LEGAL ALLOCATION OF PUBLIC FUNDS (ON TABLE).
2. UTILITIES SHUT-OFF POLICY (ON TABLE).
3. FIRE DEPARTMENT FUNDING MEMO (ON TABLE).

4. PARKS & RECREATION ENDOWMENT TRUST FUND.
5. MANAGERS REPORT-SANITARY SEWER LEAD; MONUMENT PARK.

#### NEW BUSINESS

1. REZONING OF PROPERTY AT 8059, 8063, 8071, AND 8051 MAIN STREET FROM C-2 (GENERAL BUSINESS) TO C-4 (CENTRAL BUSINESS). *Waiver of site Review 8059 main Street*
2. COLLECTION WARRANT FOR 1991 VILLAGE TAXES.
3. CLEAR CABLEVISION INC. REQUEST FOR CHANGE IN LIMITED PARTNERSHIP CONTROL-ESTABLISH PUBLIC HEARING.
4. EXECUTIVE SESSION OF COUNCIL (AT REQUEST OF VILLAGE PRESIDENT YATES).

#### PRESIDENT'S REPORT

#### ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
AUGUST 26, 1991

The meeting was called to order at the First of America meeting room at 8 P.M. by President Yates.

Present: Gordenier, Baroni, Rush, Gregory, Pearson, Genske, Yates  
Absent: None

Public Hearing

1. Tax Exemption Ordinance Pursuant to P.A. 346 (1966) MSHDA-Financed Multi-Family Housing- Walkabout Creek, Phase II.

The hearing was opened by the president.

The following citizens addressed Council speaking against the passage of the ordinance -

Dr. J. Hanson, Superintendent of Dexter Community Schools  
Mr. W. Steptoe, 7250 Dan Hoey Rd.

Mr. P. Seybert, representing the applicant W.S. Smith and Co. spoke in favor of passage of the ordinance.

The hearing closed at 8:12 P.M.

Approval of Minutes

The minutes of the August 12, 1991, regular meeting were presented.

Corrections of the minutes of 8-12-91:

N. Business 1. add "vice" to chr. Simonds

2. add to first sentence "...Committee ", as such a contribution is not legal under the constitution of the State of Michigan."

O. Business 9. delete "and her representing the Village to change a work order with no authority" Insert "... community "and who gave the authorization"

Moved Rush, support Genske, Carried, to approve the minutes of 8-12-91 as corrected.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Pre-Arranged Citizen Participation

G. Waters and M. McCarthy representing the Washtenaw Development Council addressed Council presenting plans for the WDC 5-Year Plan.

Approval of Agenda

Add N. Business 2. Waiver of Site Plan - 8059 Main

Other items now numbered 3., 4., 5.

Moved Genske, support Gregory, Carried, to approve the agenda as amended.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

#### Non-Arranged Citizen Participation

The following citizens address Council -

Ms. Diana Walters, 7640 Grand  
Mr. W. Steptoe, 7250 Dan Hoey  
P. Bishop, 7531 Forest  
P. Cousins, 7648 Forest  
J. Adams, 7955 Third  
P. Arbour, Dover

Communications from the Washtenaw Development Council and the Michigan Week Committee were brought before Council

#### Approval of Bills and Payroll

Moved Gordenier, support Baroni, Carried, to approve the expenditure of \$229,329.50 to cover bills and payroll costs.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

#### Reports

Sheriff - Sgt. Steilow presented the June report.  
Fire Department - No report  
Planning Commission - Council received oral report of the Planning meeting held preceding the Council meeting.  
Parks Commission - No report  
Downtown Development Authority - No report  
Village Office Facilities - No report  
Village Manger - Council received written report.

#### Ordinances and Resolutions

1. Resolution Calling Election On General Obligation Bonds.  
Moved Gordenier, support Gregory, Carried, to move to adopt the resolution as presented.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

2. Resolution Approving Designation of Washtenaw County Board Of Public Works As Agent To Negotiate For Solid Waste Disposal Capacity.

Moved Baroni, support Gregory, Carried, to adopt the resolution as presented.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

3. Village of Dexter Tax Exemption Ordinance #91-2608001 pursuant to P. A. 346 (1966)

Moved Baroni, support Gordenier, Carried to adopt the Ordinance as presented.



Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

#### Old Business

##### 1. Legal Allocation of Public Funds

Moved Baroni, support Gregory, Carried to remove the subject from the table.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

Moved Genske, support Rush, Carried, to void the \$1000 check the Village donated to the Dexter Daze Committee at the 7-31-91 special meeting of the council.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

##### 2. Utility Shut-Off Policy

Moved Baroni, support Rush, Carried, to removed the subject from the table.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

Moved Gordenier, support Baroni, Carried to accept the proposed Utility Shut-Off policy as written.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

##### 3. Fire Department Funding Memo

Moved Baroni, support Gordenier, Carried, to remove the subject from the table.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

Moved Rush, support Genske, Carried, to table the subject.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

##### 4. Parks & Recreation Endowment Fund

Moved Gregory, support Baroni, Carried, to establish a Village of Dexter Parks and Recreation Endowment Trust Fund at First of America Bank.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

Moved Baroni, support Rush, Carried, to accept the \$5000 donation from Janet and Eddy Going for the placement of the Parks and Recreation Endowment Fund and that the expenditure of those \$5000 be subject to the approval of the Parks Commission and the Council.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

Moved Rush, support Baroni, Carried, to direct the clerk to write a letter of thanks to the Goings.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

#### 5. Manager's Report - Sanitary Sewer Lead

Moved Rush, support Genske, Carried, that we the Village Council of the Village of Dexter condemn the process involved in the placing of a sewer tap in Monument Park and that, furthermore, we do not condone the action of any citizens or others who do not follow proper Village procedures.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

#### New Business

1. Rezoning of Property at 8059, 8063, 8071, and 8077 Main Street From C-2 (General Business) To C-4 (Central Business)

Moved Genske, support Baroni, Carried, the rezoning of property at 8059, 8063, 8071 and 8077 Main from C-2 (General business) to C-4 (Central Business).

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

2. Waiver of Site Review - 8059 Main Street, F. Schmidt applicant.

Moved Baroni, support Gordenier, Carried, that we grant that request.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

#### 3. Collection Warrant For 1991 Village Taxes.

Moved Baroni, support Gregory, Carried, to adopt and extend the Collection Warrant to March 1, 1991.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

4. Clear Cablevision Inc. Request For Change In Limited Partnership Control-Establish Public Hearing.

Moved Baroni, support Pearson, Carried, to set a public hearing for September 9, 1991, on the issue of contract for Clear Cablevision in the Village of Dexter.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske,  
Yates

Nays: None

5. Executive Session of Council (At Request of Village President Yates)

Moved Baroni, support Gordenier, Carried to suspend Council rules and eliminate the executive session.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske, Yates

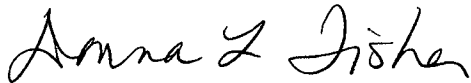
Nays: None

Moved Rush, support Gregory, Carried to adjourn the meeting at 11:05 P.M.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Respectfully submitted,



Donna L. Fisher  
Village Clerk

Filing Approved 9-9-91

VILLAGE MANAGER'S REPORT - August 26, 1991

- In speaking to our attorney Pete Long, with regard to the requested delay in the closing of the Carpenter Lumber property and possible withdrawal from our sales agreement executed; he offered the following. He is extremely uncomfortable with the prospect of "backing out" of what is a binding contract with no ostensible contingencies allowing for the withdrawal by purchaser without legitimate lack of performance on the part of the Seller. He indicated to me that the principals involved in selling the property are eager to do so and have expended funds and moved forward in the process of executing the sale. Should we move to back-out of the transaction, the Sellers could sue for specific performance or possible damages and our chances for winning such a suit would be less than "50/50". We have some chance to claim that our environmental certification requirements have not been met, but at the same time we haven't negotiated further for their accomplishment. I will await further direction on this issue. At this point any closing is on hold and no further funds will be spent.

- The second curbside recycling pickup occurred on Wednesday, August 21st. 100 households participated; up from 70 the first pickup two weeks earlier. I continue to be encouraged by the participation and success of the program and I believe it's off to a good start.

- DPW crews have been moving the compost site from Smith Woods to a location on Jim Hall's property North of Dexter-Ann Arbor Road; the process is ongoing. In addition, all of the stockpiled road gravel from the Phase I turnaround of Bishop Circle West in the Dexter Business & Research Park is being moved to the parking area of Smith Woods. The large amount available will allow a complete coverage of the lot to a depth of 8 - 10".

- With regard to events surrounding the installation of an unauthorized sewer lead in Monument Park, I have included written statements by the inspector from Orchard, Hiltz, & McCliment who was assigned to the project on the day in question. You will note that attached to the last statement received is a picture, clipped from an old newspaper photo, showing several Village residents including Council members past and present, and the current chair of the Parks Commission. The picture was chosen solely to identify the Parks Chair and in no way suggested that any other of the individuals pictured were involved in any manner in this event. The Parks Chair had to be shown to the inspector because his earlier statement claims the woman paying the Contractor for the lead installation identified herself as the head of the Village's Parks and Recreation Department. Our inspector does state that the current Parks Chair was not the woman who paid the Contractor or made the agreement with the Contractor.

- I attended the August 22, meeting of the Dexter Area Fire Board and presented to them the information and concerns, stated in my May Council memo, with regard to the funding of year-end surpluses from contributors operating funds, and the large line item expenditure for "building replacement". Village representatives Baroni and Ritchie were not in attendance; member VanRiper and Trinkle were also absent. Those in attendance were united in their consensus in informing me that the Board approves of and is consistent in its funding of year-end surplus in the manner indicated -- and have found it a desired way to add additional funds to equipment replacement coffers. Additionally, the Board members approved of the first-time institution of a \$20,000 line item for building replacement and did so primarily as a response to what they perceived as the Village's intent to sell the existing fire hall building.

At this point it is my perception, from the Fire Board's response and from Council members input, that funding the \$11,107.00 Fire services line item overage resulting from the wish to fund surpluses and sinking funds, is an acceptable and desired approach and as such I will be developing and recommending budget cuts in other areas of the Village General Operating budget to balance the deficit. Unless given direction otherwise, I will be returning to Council with such amendments by early Autumn.

- All the leasehold improvements and furniture and sound system additions budgeted for the First of America meeting room have now been either installed or ordered. Light-grey mini-blinds have been ordered for all 10 windows from Designers Cove on Baker Road (the lowest of three area bidders) and will be installed immediately upon their arrival. The new Council and media tables were delivered but not accepted due to damages sustained in shipping. The re-ordered tables will also be installed immediately upon arrival. Total costs of all improvements and additions will come in four hundred dollars below the budgeted allocation of \$7,600.00

- The recent rains have only slightly delayed any of the ongoing construction projects:

Baker Road is continuing along well. Off-site storm sewer work is complete, most on-site storm sewer and edge drain is also complete. The water line replacement is primarily complete. The stone base and curb work on the Southern portion by the Schools will begin immediately following completion of the trunk sewer installation on Baker. We still expect pavement by October 1st; restoration yet this year. No additional pay estimates since last meeting.

Sanitary Trunk Sewer - has moved rapidly over the last week; cuts are much shallower now that they have progressed down Baker and total trunk-line installation should be in place within the next 7 - 10 days. Crews will go back and rebuild fifth and Central Streets, and restore Monument Park following completion of the trunk line and leads. Total pay estimates to date: \$225,904.03.

Dexter Business & Research Park - continues on schedule. Virtually all excavation and earth work is now done. Most storm sewer work is also in place. Sanitary sewer is in place except for the lift station and force main; and water mains and hydrants are being emplaced. We expect pavement by late September; restoration to follow. No additional pay estimates since last meeting.

DEXTER VILLAGE COUNCIL  
SUMMARY OF BILLS AND PAYROLL COSTS  
AUGUST 26, 1991

PAYROLL COSTS (PAGE 2)	\$ 18,330.09
BILLS DUE (PAGE 3)	47,596.10
TAX REFUNDS (PAGE 4)	1,185.03
INDUSTRIAL PARK FUNDS (PAGE 5)	162,249.32
PETTY CASH (PAGE 6)	<u>31.96</u>
TPTA: BO::S AND 1/4 AURP:: CPSTS A:: FIMDS	<u><u>\$ 229,392.50</u></u>

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - AUGUST 10, 1991</u>							
Sandra J. Egeler		364.84	52.12				
Janet C. Karvel		29.72-G 148.62-R					
James M. Palenick		475.86		118.96	118.96	148.62 118.96	148.62 118.96
Larry N. Wagner			718.68				
Mary Ann Lamkin		294.40					
Kurt J. Augustine		117.75		58.87	58.87		64.76
Paul Irish				139.84	27.96		111.87
Keith L. Kitchen		136.58		204.87	69.29		136.58
Patrick A. McKillen		305.30		305.31			152.65
Derek R. Wiseley		131.02		196.53	65.51		
Thomas C. Desmet						457.54	457.54
Andrea M. Dorney						540.16	
Edward A. Lobdell						676.87	88.68
Daneil L. Schlaff							650.20
Larry C. Sebring						56.08	582.76
<u>PAYROLL COSTS - AUGUST 17, 1991</u>							
Sandra J. Egeler		469.08	52.12				
Janet C. Karvel		148.61-G 148.62-R					
James M. Palenick		380.68		118.96	118.96	148.62 118.96	148.62 118.96
Larry N. Wagner			718.68				
Mary Ann Lamkin		294.40					
Kurt J. Augustine		235.50		70.65	117.75		54.43
Paul Irish		87.39		27.96	27.96		
Keith L. Kitchen		273.16		68.29	68.29		
Patrick A. McKillen		228.96		267.14	114.49		
Derek R. Wiseley		262.04		131.02	131.02		
Thomas C. Desmet						915.08	
Andrea M. Dorney						540.16	
Edward A. Lobdell						639.48	200.84
Daniel L. Schlaff							666.63
Larry C. Sebring						259.00	388.51
Loren P. Yates - Pres 8/91		400.84					
Donna L. Fisher - Clerk/Pl. Comm. Sec.		366.68					
Rita A. Fischer - Treasurer 8/91		150.84					
TOTAL PAYROLL COSTS		5,450.89	1,541.60	1,708.40	919.06	4,619.53	4,090.61



DATE AUGUST 26, 199

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
A-B'S Body Frame Shop	441-939	43.00					
AT&T Info Services	VARIOUS	59.09				41.09	
Barrett Paving Materials Ind.	441-740	17.00					
Contractors Tool, Inc.	548-935					39.95	
Curtin Matheson Scientific	548-743					45.00	
Danka International Calcularot	172-937	101.25					
Detroit Edison/st lighting	448-920	1,967.08					
Dexter Area Fire Dept/3rd qtr	336-806	23,032.32					
Dexter Area Fire Dept	VARIOUS	192.23				9.20	
Doubleday Bros. & Co.	VARIOUS	61.00				122.02	122.02
Etna Supply Co.	556-937						817.21
Environmental Services/ECO	101-815	75.00					
Grainger	548-740					125.08	
Jones Chemicals	548-742					330.00	
Long, Clark & Baker	101-803	1,441.00					
MCI	172-853	1.15					
MI Bell - 426-8303	172-853	94.88					
" - 426-8530	441-853	62.31					
MichCON-8050 & 8140 Main	VARIOUS	55.89					
" -8360 Huron	548-920					143.10	
FD SERV/seminar Fisher	215-965	90.00					
MI Society of Planning	400-815	22.00					
O'Grady-20th payment	265-970.010	600.00					
Orchard, Hiltz & McCliment	400-825.001	137.50					
Precision Scientific Inc	548-937					27.25	
Quality Copy Center	172-727	57.25					
Radio Shack	VARIOUS	101.59					
R.P.M. Excavating	474-974				434.50		
Recycle Ann Arbor	528-816.020	688.05					
Sweepster	441-937	58.80					
Teledial America	172-853	23.69					
Thompson-McCully	VARIOUS			202.20			238.40
CONTRACT contract	301-802	15,757.00					
Williams Sewer Service, Inc.	548-826					160.00	
TOTAL BILLS DUE		44,739.08		202.20	434.50	1,042.69	1,177.63

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	500 WATER
<u>VILLAGE SUMMER 1990 TAX REFUNDS AFTER</u>							
<u>SCIO TOWNSHIP 1991 BOARD OF REVIEW</u>							
Shirley's Family Fashions	\$81.67 =	49.22		10.28	12.16	10.01	
Dick's Place	14.85 =	8.95		1.87	2.21	1.82	
Webers Furniture	368.28 =	221.96		46.37	54.81	45.14	
Poma's Pizza	78.71 =	47.44		9.91	11.71	9.65	
Village Hair Design	34.15 =	20.58		4.30	5.08	4.19	
Royce, Alan	92.07 =	55.49		11.59	13.71	11.28	
Moustakas, Bob Photography	4.46 =	2.69		.56	.67	.54	
Arbor Industries	510.84 =	307.88		64.33	76.03	62.60	
	\$1,185.03						
TOTAL TAX REFUNDS		714.21		149.21	176.38	145.23	

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

BILLS DUE    DATE: AUGUST 26, 1991

PAYEE- EXPLANATION	CODE	CONST. & ENG FUND	SEWER/WATER REPLACEMENT FUND
W. Almas & Son, Inc.	251.00.733-965.054	\$ 64,128.65	
Brown Drilling Company	591.556.000-972.113		\$ 13,115.18
Designers Cove Inc.	251.000.733-965.010	400.00	
Jones & Henry Engineers	591.556.000-972.113		1,916.52
Orchard, Hiltz & McCliment	251.000.733-965.032	82,688.97	
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	TOTAL BILLS DUE	\$ 147,217.62	\$ 15,031.70
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DEXTER VILLAGE COUNCIL

AUGUST 26, 1991

PETTY CASH

ADMINISTRATIVE

Postage, paper products	101-172-727	\$ 11.80
Paper products	101-172-956	1.50
Council refreshments	101-101-956	9.71
Office maintenance	101-265-935	4.15

D.P.W.

Car wash	101-441-939	2.00
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WATER DEPT.

Medical supplies	591-556-956	<u>2.80</u>
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TOTAL PETTY CASH EXPENDED ALL FUNDS		<u>\$ 31.96</u>
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# LONG, CLARK & BAKER

ATTORNEYS AT LAW

320 NORTH MAIN STREET

SUITE 100

ANN ARBOR, MICHIGAN 48104

PETER A. LONG  
E. SPAULDING CLARK II  
BASIL A. BAKER

TELEPHONE  
663-8111  
AREA CODE 313

August 22, 1991

Mr James M. Palenick, Village Manager  
Village of Dexter  
8140 Main Street  
Dexter, Michigan 48130

EXEMPT FROM DISCLOSURE  
PURSUANT TO  
MCLA 15.243(h)

Re: Gifts or Donations by the Village

Dear Jim:

In my letter dated August 1, 1991, I advised the Village that there are limitations upon the donations which it could make to non-governmental entities. By my letter dated August 12th, I expanded upon that opinion and provided additional authority. In our recent conversation you mentioned that Council members had requested some specific examples.

To understand the law in this area it's important to ask whether an expenditure of Village funds as a donation would be for a legitimate public purpose permitted by law? If it is not, the donation will be void. Whether it happens to be for a worthy cause or not, whether there is plenty of community support for such a donation...these questions are simply not relevant. The key question is whether a donation furthers a "public" purpose. In Michigan, most donations do not appear to be regarded by the Courts as being for legitimate public purposes and furthermore, would likely be held to violate the Michigan Constitution.

Around the country some states have taken a more expansive interpretation of "public purpose" in this area than others. "A changing social consciousness may account for expansion of governmental responsibility for the public welfare..." I find no cases which would show that Michigan has embraced this more liberal position.

Some states permit the donations because their state constitutions provide explicit authority to make donations which are wholly or partly under private control (People v Brooklyn, 152 NY 399, 46 NE 852; People v Fitch, 154 NY 14, 47 NE 983, 384 LRA 591). As noted above and cited in my previous letter, the Michigan Constitution provides just the opposite and prohibits them.

Donations cannot be made to a "mere private institution not under the control of a municipality such as a private school..." (Board of Education v Alton Water Company, 314 Ill 466; Fulton v North-

Mr James M. Palenick  
August 22, 1991  
Page: 2

ern Illinois College, 158 Ill 133). It has been held that a municipality may not make donations to charitable or non-profit associations (Pugnier v Ramharter, 275 Wis 70; Hitchcock v St. Louis, 49 Mo 484; State v New Orleans, 50 La 880, 24 So 666). There are numerous cases where expenditures of public funds for private purposes...such as day care centers, private schools, non-profit hospitals, an association of policemen for a fund to aid sick/disabled members...have been found invalid. There are jurisdictions where opposite conclusions have been reached on similar fact situations but once again, Michigan does not seem to have adopted this approach.

There is thus not strong legal support under Michigan law for the Village to make donations to private organizations...whether charitable, commercial or otherwise. This would include donations to such organizations as the Boy Scouts, Red Cross, churches and so forth. This is not to say that sums going to such organizations in exchange for bona fide services or property would not be proper. It is the conventional donation or contribution which does not appear to be authorized.

A couple of specific examples evidencing this distinction would be payments by the Village to the Dexter Area Library and to the Dexter Historic Society. In both these cases the Village is getting something in return for their money: for library services to Village residents with the former and for the maintenance of a history museum in the Village with the latter.

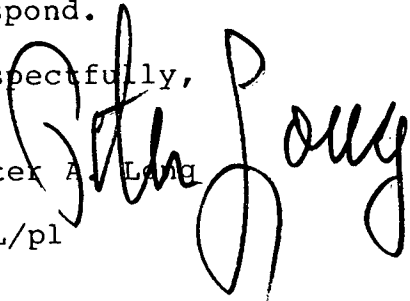
It might be argued that a community should be able to make a contribution to a charity despite the lack of legal authority to do so because the complaints about a particular appropriation are unlikely. The possibility of legal challenge with associated time, expense and aggravation cannot be dismissed, however, and I would thus suggest that even small contributions be discouraged.

Despite the negative tone of this opinion, please keep in mind that with foresight and planning, often goals intended to be met by "donations" might well be met by other means. I would encourage Council members or yourself to please convey specific questions or examples to me to which I would be pleased to respond.

Respectfully,

Peter A. Long

PAL/pl



Date: August 22, 1991

Revision III

VILLAGE OF DEXTER

PROPOSED UTILITY SHUT OFF POLICY

(WATER/SEWER/REFUSE)

- 1) Non-owner accounts for the provision of utility services may be established provided said account consists of a single dwelling or commercial unit, serviced exclusively by a single meter, measuring solely the usage of that individual dwelling or commercial unit.
- 2) When established, non-owner accounts will be required to place on deposit with the Village, a cash deposit of \$35.00. Deposits maintained by the Village shall be accounted for under a segregated liability fund. All unused deposits shall be returned in their entirety, without interest, to the depositor upon cancellation of service, provided all outstanding utility bills, including delinquencies, are paid in full. All or a portion of deposits may be applied toward payment of final or delinquent bills by the depositor upon cancellation of utility service.
- 3) Where two or more dwelling or commercial units receive water service through a single service line with a single meter, the building owner shall be billed and have responsibility for the payment of the utility services bill(s).
- 4) Any person or entity receiving utility service, who fails to pay their bill within the period up to and including thirty (30) calendar days following the due date will be considered delinquent and promptly sent a "shut-off" notice. Said delinquent accounts, will then be allowed ten (10) working days following the mailing date of the shut-off notice in which to correct the arrearage as per "5" herein. Failure to comply will result in the utility service being shut off. For non-owner accounts, the building owner shall be mailed a duplicate copy of any shut-off notice sent to the delinquent tenant.
- 5) Any person or entity who shall be in receipt of a shut-off notice, and whose account shall appear on a shut-off list, and whose utility service has subsequently been turned off for non-payment; must pay a minimum of fifty percent (50%) of the total amount due, including any interest and penalties, before service will be restored. The remaining delinquent portion of the utility bill must then be paid in full prior to the next scheduled shut-off of service as detailed herein, or service will be discontinued until the entire outstanding balance is paid in full.

- 6) Persons or entities who have corrected the arrearage in their utility accounts will have their service restored within twenty-four (24) hours of said payment.

NOTES TO SHUT-OFF PROPOSAL:

- In the ten years Tom Desmet has served as Superintendent of Public Utilities for the Village of Dexter, he can not recollect a single Senior Citizen appearing on a shut-off list. It would appear that Seniors always make it a point to pay their bills.
- In the early 70's, Dexter maintained a policy which required any renter seeking water service to place \$60.00 on deposit prior to service installation; whether ever delinquent or not.
- This policy, if approved, would not be retro-active.

Data on Utility Delinquencies

The August, 1991 "shut-off" list contained the following:

28 total accounts;

17 renters vs. 11 property owners.

24 residential            4 commercial

delinquencies range from \$81.24 to \$2,023.41

22 exceed \$100.00

6 exceed \$200.00

5 exceed \$300.00

3 exceed \$400.00

2 exceed \$600.00

Total \$ value of delinquencies of 28 "shut-off accounts" = \$6,728.47

The August 18, 1991 total list of past due utility accounts (already containing penalty charges) included:

247 of 670 total accounts delinquent (36.8%).

Total outstanding balances (w/penalties) = \$40,796.24.



DEXTER VILLAGE COUNCIL

REGULAR MEETING

SEPTEMBER 9, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

1. REQUEST BY CLEAR CABLEVISION, INC. TO TRANSFER LIMITED PARTNER OWNERSHIP INTEREST.

APPROVAL OF MINUTES OF THE AUGUST 26, 1991 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION\*

1. DR. JAMES PARKER, PRESIDENT OF V-TECH DEXTER INC.
2. MARY ANN LAMKIN, ZONING ENFORCEMENT OFFICER/PLANNER.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

- SHERIFF
- FIRE DEPARTMENT
- STANDING COMMITTEES AND COMMISSIONS
  1. PLANNING
  2. PARKS
  3. DOWNTOWN DEVELOPMENT AUTHORITY
- AD HOC COMMITTEES
  1. VILLAGE OFFICE FACILITIES
- VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. RESOLUTION GRANTING CONSENT TO TRANSFER OF INTERESTS IN CLEAR CABLEVISION INC.

OLD BUSINESS

1. FIRE FUNDING MEMO (ON TABLE)
2. PARKS & RECREATION ENDOWMENT TRUST FUND
3. CARPENTER LUMBER PROPERTY PURCHASE

NEW BUSINESS

1. SIGN WALL PLAN; PEACE PARK
2. PROPOSAL FOR PURCHASE OF COMPUTER HARDWARE & SOFTWARE

3. WEBSTER FALL FESTIVAL BANNER REQUEST
4. PARKING METERS/ENFORCEMENT - DISCUSSION ITEM
5. COUNCIL RULES CHANGE - COUNCILMAN RUSH PROPOSAL

PRESIDENT'S REPORT

ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
SEPTEMBER 9, 1991

The meeting was called to order in the First of America meeting room at 8 P.M. by President Yates.

Present: Gordenier, Rush, Gregory, Pearson, Genske, Yates  
Absent: Baroni

**PUBLIC HEARING**

1. Request by Clear Cablevision, Inc. to Transfer Limited Partner Ownership Interest.

P. Rider, Assistant Manager for Clear Cablevision, explained the transfer.

There were no others who wished to speak.

The hearing closed at 8:05 P.M.

**APPROVAL OF MINUTES**

Moved Gregory, support Genske to approve the minutes of the August 26, 1991, regular meeting as presented.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

**PRE-ARRANGED CITIZEN PARTICIPATION**

M. Lamkin, Village Zoning Administrator/Planner, addressed council stating she wished to defer her comments until a closed session of the evening's meeting or would be obliged to make her comments at later point in the meeting.

**APPROVAL OF AGENDA**

The Village President added a closed session under New Business Item 6.

Moved Gordenier, support Pearson to approve the agenda.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

**NON-ARRANGED CITIZEN PARTICIPATION**

S.Betz, 3592 Cushing Ct. addressed Council with her concern for pedestrian safety and traffic control and requested clarification of the voting membership of the planning commission.

**COMMUNICATIONS**

Council received -

a letter from Detroit Edison regarding lighting on Dan Hoey Road,

a letter from W. Steptoe regarding communication between himself and the Council,

a communication from Dr. Parker of V-Tech stating his intent to attend a future Council meeting,

a copy of a section of the Cable Communication Ordinance,

a copy of a letter of acceptance of the Going contribution to the Parks Endowment Trust Fund,

The President made announcement of an opportunity to pre-pair with another community for a Michigan Week exchange.

Moved Pearson, support Gregory to enter into the Michigan Week exchange program.

Ayes: Gordenier, Gregory, Pearson, Yates

Nays: Rush, Genske

Motion Carried

The Village President stated he would meet with Mr. W. Steptoe to address concerns expressed in MR. Steptoe's letter.

#### BILLS AND PAYROLL

Moved Genske, support Gregory to approve bills and payroll cost for 9-9-91 in the amount of \$735,979.50.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

#### REPORTS

Parks Commission - Council received two memorandums

Moved Gordenier, support Gregory to allocate up to \$500 to develop a planting plan for Monument Park.

Ayes: Gordenier, Gregory, Pearson, Yates

Nays: Rush, Genske

Motion Carried

DDA - Chair Coy announced a 9-19-91 DDA meeting to be held for the purpose of developing promotional plans for the downtown streetscape issue.

Village Manger - Council received written report. (Copy attached)

#### ORDINANCES AND RESOLUTIONS

1. Moved Genske, support Gregory to adopt the Resolution Granting Consent to the Transfer of Interest in Clear Cablevision, Inc.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

#### OLD BUSINESS

1. Moved Genske, support Gregory to remove the subject of Fire Funding Memo from the table.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

Moved Rush, support Genske to table the subject of Fire Funding Memo.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

2. Moved rush, support Genske to adopt the Resolution of Formal Policy Statement and the Release Form for the Village of Dexter Parks and Recreation Endowment Trust Fund.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

Moved Rush, support Genske to pass in principle the Village of Dexter Parks and Recreation Endowment Trust Fund Guide To Giving.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

3. Moved Genske, support Gregory to authorize the Village Mgr. to proceed with the negotiation of purchase of the Carpenter Lumber Property and also to go ahead with Level 1 of the certification process.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

#### NEW BUSINESS

1. Moved Rush, support Gregory to table the subject of Sign Wall; Peace Park.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

2. Moved Genske, support Gregory to authorize the expenditure of \$4,642 for the purchase of computer hardware and software as provided for by the 91-91 budget.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

3. Moved Pearson, support Gordenier to grant the Webster Fall Festival Committee permission to display their banner in accordance with Village policy.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates

Nays: None

Motion Carried

4. Moved Rush, support Gordenier to establish a public hearing for 9-23-91 at 8 P.M. for the purpose of taking public input on the subject of the elimination of all parking meters in the Village of Dexter.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates  
Nays: None  
Motion Carried

5. Council received Trustee Rush's written proposal for Council Rules change.

Council recessed at 10:20 P.M.  
The meeting reconvened at 10:35 P.M.

6. Moved Genske, support Pearson to move into closed session pursuant Michigan Open Meetings Law, Act No. 267 (P.A. of 1976, as amended by Act No. 256 of 1978)

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates  
Nays: None  
Motion Carried

Moved Gordenier, support Pearson to move into open session at 11:45 P.M.

Ayes: Gordenier, Rush, Gregory, Pearson, Genske, Yates  
Nays: None  
Motion Carried

Moved Gregory, support Pearson to adjourn the meeting at 11:46 P.M.

RESPECTFULLY SUBMITTED,



DONNA L. FISHER, VILLAGE CLERK

9-23-91

-----Filing Approved

PAGE 1 OF 4

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

SEPTEMBER 9, 1991

PAYROLL COSTS (PAGE 2)	\$ 26,906.36
BILLS DUE (PAGE 3)	42,199.77
INDUSTRIAL PARK FUNDS (PAGE 4)	<u>666,873.37</u>

TOTAL BILLS AND PAYROLL COSTS ALL FUNDS \$735,979.50

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

BILLS DUE PAGE 2 OF 4  
DATE SEPTEMBER 9, 1991

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - AUGUST 24, 1991</u>							
Sandra J. Egeler		446.27	52.12				
Janet C. Karvel		148.61-G					
		148.62-R				148.62	148.62
James M. Palenick		475.86		118.96	118.96	118.96	118.96
Larry N. Wagner			718.68				
Mary Ann Lamkin		294.40					
Kurt J. Augustine		470.99					
Paul Irish		167.80		55.93			
Keith L. Kitchen		464.37		81.94			
Patrick A. McKillen		381.62		190.82	38.16		
Derek R. Wiseley		393.06					
Thomas C. Desmet						800.69	114.38
Andrea M. Dorney						540.16	
Edward A. Lobdell						567.58	112.16
Daniel L. Schlaff						254.53	491.09
Larry C. Sebring							564.74
<u>PAYROLL COSTS - AUGUST 31, 1991</u>							
Sandra J. Egeler		469.08	52.12				
Janet C. Karvel		29.72-G					
		148.62-R				148.62	148.62
James M. Palenick		475.86		118.96	118.96	118.96	118.96
Larry N. Wagner			718.68				
Mary Ann Lamkin		294.40					
Kurt J. Augustine		376.80		47.10	47.10		
Paul Irish		139.83		55.93	83.90		
Keith L. Kitchen		437.05		54.63	54.63		
Patrick A. McKillen		438.88		114.49	209.90		
Derek R. Wiseley		383.23					9.82
Thomas C. Desmet						754.94	160.13
Andrea M. Dorney - V.T.							
Edward A. Lobdell						975.02	70.94
Daniel L. Schlaff							532.12
Larry C. Sebring							647.52
TOTAL PAYROLL COSTS		6,585.07	1,541.60	838.76	671.61	4,428.08	3,238.06



YEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
A&L Parts, Inc.	441-939	26.36					
Amer. Planning Assoc.	400-815	103.00					
Ann Arbor Welding Supply Co.	441-740	191.31					
Bandit Industries, Inc.	441-937	124.17					
Bisbee Infrared	548-937					240.00	
Bridgewater Lumber	463-740				138.33		
Carpenter Hardware/Lumber	463-746				43.70		
Case Power & Equip.	441-939	289.00					
Contractors Tool, Inc.	548-935					65.67	
Curtin Matheson Scientific,	548-743					175.24	
D&C Plumbing/Heating Supply	548-937					109.29	
Detroit Edison -							
8050,8140,8014,7982 Main	VARIOUS	418.44					
8360 Huron CW lift sta	548-920					3,494.69	
3620-3676 Central	556-920						2,656.93
Dexter Business/Ind. Council	202-815	25.00					
Dexter Pharmacy	548-956					2.80	
Dexter Office Supply	VARIOUS	47.28					
Doubleday Bros	VARIOUS	507.75				211.04	211.04
Frna Supply Company	556-937						109.74
Hach Company	548-743					54.00	
Hackney Ace Hardware	VARIOUS	109.94			40.98	116.96	73.45
Jon's Rubbish Removal 8-91 cont	528-816	10,678.67					
Lester Bros.	751-941	150.00					
Marathon Petro Co.	VARIOUS	378.48				17.98	35.96
MI Bell - 426-4572	VARIOUS					151.16	75.59
Parts Peddler Auto Supply	VARIOUS	159.42					
Planning & Zoning News	400-815	130.00					
Premier Fastener Co.	548-937					286.65	
Ram Communications	441-853	37.00					
Recycle Ann Arbor	528-816.020	676.62					
S.F. Strong, Inc.	265-740	87.08					
Technology Partners	VARIOUS	319.00					
Umstead Manufacturing Co.		225.00					
U.C.S.D./8-91 cont/5-6-7-91 mil	VARIOUS	19,188.01					
Wolverine Truck Plaza	441-939	17.04					
TOTAL BILLS DUE		33,888.57			223.01	4,925.48	3,162.71

VILLAGE OF DEXTER COUNCIL PROCEEDINGS  
DATE: SEPTEMBER 9, 1991  
BILLS DUE:

<u>PAYEE- EXPLANATION</u>	<u>CODE</u>	<u>CONSTRUCTION/ENGINEERING FUND</u>
W. ALMAS & SON, INC.	VARIOUS	\$ 150,967.72
AMERICAN CONTRACTING & MGMT. CO.	VARIOUS	128,079.04
B & V CONSTRUCITON, INC.	VARIOUS	<u>387,826.61</u>
	<u>TOTAL BILLS DUE</u>	<u>\$ 666,873.37</u>

VILLAGE MANAGER'S REPORT - September 9, 1991

- The Public Works Superintendent is currently in the process of soliciting bids for the one-ton dump truck with plow as included in the FY 91/92 budget. We will be seeking bids from all surrounding dealerships representing every major manufacturer; in most instances more than one bid from manufacturers will be solicited. The budgeted cost for the truck is \$25,000.00; financed from equipment replacement reserve funds. We will be bringing the bid results and a purchase recommendation to the September 23rd Council meeting. We hope to order the truck in time for delivery prior to snow-plowing season.

- Dr. James Parker, president of V-Tech Dexter Inc. and V-Tech (Pomona, California) will be attending the Council meeting and offering a status update on the progress and viability of V-Tech Dexter under pre-arranged citizen participation. I'm certain that there are many questions which Council members might choose to pose to Dr. Parker; and I would suggest that such questions be prepared and pursued in discussion.

- Mary Ann Lamkin; Village Zoning Enforcement Officer/Planner will also be making a prepared statement during pre-arranged citizen participation. She is not prepared to discuss her concerns in an executive session prior to the meeting because she was unable to arrange for her attorney to be present on the short notice received. She has therefore opted to make a statement in the public portion of the meeting during pre-arranged citizen participation. Our attorney has strongly advised that Council not respond or enter into a dialogue of any type at this time, but rather simply receive the statement, evaluate it and possibly respond formally at a later date. Our attorney will not be present in the absence of an executive session.

- Included in the packet is confirmation from Detroit Edison that the street lights, proposed for both intersections of Dan Hoey Road, will be put into place in the very near future. Total cost to the Village will be \$218 per year.

- All compost has now been moved from Smith Woods to a temporary location on the Hall property East of Dexter-Ann Arbor Road. The road gravel from the Dexter Business and Research Park Phase I turnaround has also been spread on the parking areas within Smith Woods.

CONSTRUCTION PROJECT UPDATE:

- Sanitary Sewer line construction: (W. Almas & Sons, Inc.)

All sanitary trunk line is now in place. All but a few "leads" remaining on Baker Road have been hooked up to the new main. A good many problems have been encountered with the contractor

breaking or damaging water leads, lines, and mains in the process of doing the sewer and lead construction. Many unexpected water disruptions have been forced upon Village residents and businesses as a result. Restoration of streets, Right-of-Ways and yards should begin by the end of the week. Current pay estimate: \$150,967.72; total earned to date: \$405,585.08.

- Baker Road: (American Contracting and Management)

The leveling course of asphalt is now in place from Dan Hoey to the Southerly entrance to Bates Elementary School; all curb-work and storm sewer in that section is in place as well. The new water line has been hooked up and will be pressure-tested on Tuesday; it will hopefully then be put in to service by the end of the week. With the sewer contractor off Baker road and the old water main abandoned, the road construction on the Southerly portion will begin to move very rapidly. Current pay estimate: \$128,079.04; total earned to date: \$255,058.80.

- Dexter Business and Research Park (Phase II): (B & V Construction)

All underground utilities, except for the sanitary sewer lift station, are now in place. All grading, land balancing, and excavation is now complete. All the disturbed lands, except utility right-of-ways, have been seeded and mulched. Roadways have been fine-graded and limestone base work is in. Curb will be constructed later in the week and pavement will follow. The detention basin and water tower will be fully enclosed by chain-link fence with a single locked gate in each instance. The tower road will be paved and ditches regraded and restored and the front entrance island has been shortened by 25 feet. Project remains on schedule. Current pay estimate: \$387,826.61; total earned to date: \$594,704.53.

- The most recent return of State-shared revenues funding included yet another unexpected decrease in revenues in relation to budgeted projections. This further pressure on the FY 91/92 budget will be reflected in amendments I will be preparing some time in October or November.

# VILLAGE PARKS COMMISSION

8140 MAIN STREET  
DEXTER, MICHIGAN 48130

## MEMORANDUM

TO: Dexter Village Council  
FROM: Dexter Parks and Recreation Commission  
DATE: September 5, 1991

At the regularly-scheduled August meeting of the Dexter Parks Commission the following action took place:

The motion was made and unanimously passed that the Parks Commission meetings be changed from the fourth Thursday to the fourth Tuesday of each month.

Moved Mark Wolcott, support Jim Adams, that Parks Commission request that Council allocate up to \$500 for a professional planting plan to be completed for Monument Park. Motion passed unanimously. Parks Commission has completed and unanimously approved the master plan for the park, but without naming the specific trees and shrubs to be put in. Of particular concern is the wide area of plantings the commission recommends be put in to act as a buffer between the Cottage Inn parking lot and the park.

Election of officers was held, in accordance with the By-Laws of the Parks Commission, which states that they shall be held in August. The following officers were unanimously elected: Chair--Jeannette Luton; Vice-Chair--Jim Adams; Secretary--Mark Wolcott

# THE DEXTER VILLAGE PARKS & RECREATION ENDOWMENT TRUST FUND

## POLICY STATEMENT

### BE IT RESOLVED:

The Village of Dexter, by resolution of its Village Council, shall establish a fund segregated from other Village accounts and held in trust for the purposes of accepting donations, contributions, and endowments, for the sole purpose of funding the capital acquisition of land, equipment, landscaping or public infrastructure to be added to, planted in, or constructed upon Dexter Village Park lands. This fund shall be entitled "The Dexter Village Parks and Recreation Endowment Trust Fund".

Any individual, corporation, agency, or entity, public or private, may make unrestricted donations, contributions, or endowments to the fund. Additionally, contributions may specifically designate that funds donated or endowed be expended for the acquisition or construction of specific items, lands or projects, only if said items, lands or projects have been included in a comprehensive park plan recommended by the Dexter Parks Commission and formally approved by resolution of the Dexter Village Council.

The Parks and Recreation Endowment Trust Fund shall be administered through the normal administrative structure of the village of Dexter. The Village Manager shall be responsible for the ultimate administration and accounting of all funds held in trust. An independent audit of the fund shall be conducted yearly as part of the Village's normal financial audit process. Any and all interest earned on funds held in trust shall become property of the Village of Dexter and will be maintained in the Parks and Recreation Endowment Trust Fund to be expended under the same terms and conditions as those funds donated.

No funds held in trust may be expended, even if included in an adopted Village budget, until first authorized by approval of the Dexter Village Council. The Council, subsequently, shall not vote to expend such funds until and unless it is in receipt of a written request formally submitted and approved by the Dexter Village Parks Commission, seeking such expenditure.

As part of the Parks and Recreation Endowment Trust Fund, certain public relations and/or informational guides or brochures may be produced. Such materials are to be developed under sanction of the Village Parks Commission and will not be distributed or disseminated until formally approved, in their entirety, by the Village Council. Such materials may include but not be limited to, a specific guide or "catalog" of park-related items with the associated cost required to acquire, or construct each item, and the number of each item included in approved Park plans.

It is not the intent or purpose of the Parks and Recreation Endowment Trust Fund to solicit or accept funds for the normal

maintenance of Park equipment, grounds, or plantings. Maintenance activities shall be funded and administered through the Village of Dexter's general operating budget via its Parks and Recreation Fund. In that light, careful consideration should be given to the type, style, species, and/or volume of equipment, plantings, or infrastructure included in approved park plans subject to acquisition via the Endowment Trust Fund. The cost of long-term maintenance, both in financial resources and manpower, shall remain the responsibility of the Village general fund.

Contributors shall receive a copy of the adopted policy statement pursuant hereto upon submittal of cash donations or endowments. Additionally, contributors shall be given some standardized certificate of appreciation and recognition for their contribution. Funds deposited to the Parks and Recreation Endowment Trust fund become, upon receipt, the exclusive property of the Village of Dexter as held in trust for the acquisition, construction, and development of Village Parkland improvements. As such Contributors shall be required to sign a release acknowledging their non-refundable donation or endowment to the Village. Said release shall also serve as a receipt for tax purposes. All contributions, donations or endowments are, and shall remain, non-refundable.

It is the belief of the Village of Dexter, that cash contributions to the Parks and Recreation Endowment Trust Fund, could be tax-deductible to contributors. However, the Village provides no covenants, warrants, or guarantees as to the specific application of State or Federal tax laws, now or in the future, as relates to contributions to the Endowment Trust Fund.

The Village of Dexter may from time to time amend the policy statement governing the administration of the Parks and Recreation Endowment Trust Fund, by resolution of its Village Council.

Motion by Councilmember: \_\_\_\_\_

Support: \_\_\_\_\_

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

Resolution declared adopted this \_\_\_\_\_ day of September, 1991.

\_\_\_\_\_  
Donna L. Fisher, Village Clerk

## DEXTER PARKS AND RECREATION ENDOWMENT TRUST FUND

The Village of Dexter has established a Parks and Recreation Endowment Trust Fund, in order to provide individuals, businesses, corporations, neighborhood groups, civic organizations, churches, scout groups, and others with the opportunity to share in providing park and recreation improvements in the Village of Dexter.

The following guide has been developed to acquaint you with the various projects, equipment, facilities, and plantings for which the Village Parks system has an established need. The Park improvements detailed herein could not be possible without your contribution.

The Village of Dexter will maintain all projects, equipment, facilities, and plantings acquired through your contribution. In addition, the Village will assume all administrative costs associated with the planning, installation, and ongoing maintenance of all funded improvements.

Those individuals, entities, or groups who generously contribute to the purchase of items listed in this guide or who volunteer their time or services to Dexter Park projects will receive an appropriate certificate of appreciation. Plaques meeting Village standards may also be available for an additional cost. Information on plaques is available from the Dexter Village Parks Commission.

### A GUIDE TO GIVING

<u>Item</u>	<u>Cost</u>	<u>Total # Planned</u>
<u>Trees and Shrubs:</u>		
Shade Trees: Maple, Ash, Honeylocust Size: 3 1/2 to 4 inch caliper	<u>\$450.00</u>	_____
Evergreen Trees: Colorado Blue Spruce, Norway Spruce, Pine Height: 5 - 6 Feet	<u>\$175.00</u>	_____
6 - 7 Feet	<u>\$225.00</u>	_____
Flowering Ornamentals: Plum, Crabapple, Bradford Pear Size: 2 1/2 to 3 inch caliper	<u>\$225.00</u>	_____
Shrubs: Forsythia, Viburnum Height: 3 to 4 feet	<u>\$ 50.00</u>	_____



Yews, Burning Bush  
Height: 18 to 24 inches \$ 50.00 \_\_\_\_\_

EQUIPMENT:

Park Bench	\$750.00	_____
Picnic Table	\$500.00	_____
Decorative Trash Receptacle	\$500.00	_____

Contributions, donations, or endowments can also be made to fund the purchase of other non-listed items such as playground equipment, however, such equipment must be first approved by the Dexter Village Parks Commission and Council as part of a comprehensive Park plan.

OTHER PARK NEEDS AND OPPORTUNITIES

LAND:

There are several possible methods for providing additional parkland to the Village of Dexter:

By: Donation - A conveyance in fee simple, which means that all rights to the land are given to the village. This is the simplest and most direct land gift and usually provides the greatest tax benefits to the donor.

By: Testamentary Gifts, Rewritten Wills, or Living Trusts - Methods by which a donor's wishes for a tract of land can be carried out after his/her death.

By: Bargain Sale - A combination of selling and donating, or selling for less-than-full-market value, can provide a federal income tax deduction equal to the difference between full market value and the actual selling price and may allow for a reduction in federal capital gains tax.

VOLUNTEER OPPORTUNITIES:

The gift of time and effort can provide a meaningful volunteer contribution to the betterment of Dexter's community Parks.

Improvements will be pursued in developing Smith Woods Park, including the further development of the parking area and trails system. The spreading of wood chips on the trail system is an outstanding opportunity for volunteer contribution.

The possibility for small Entrance Parks in the Village also exists. Tree, flower, and shrub planting will be required.

The on-going maintenance of any existing or future park plantings can provide a significant area for volunteer contribution and effort.

If you wish to offer your time and labor please call Parks Commission representatives at \_\_\_\_\_ or the Village office at 426-8303.

All park projects, to be constructed or emplaced with funds donated to the Dexter Parks and Recreation Endowment Fund, are subject to the approval of the Dexter Village Parks Commission and Council and must conform to existing Park plans so that the overall continuity, integrity, and aesthetic appeal of the community Park system can be maintained.

Contributions are tax deductible; see an accredited tax attorney for advice in this area.

DEXTER PARKS AND RECREATION ENDOWMENT TRUST FUND

(RELEASE)

I, \_\_\_\_\_, by means of \_\_\_\_\_ have provided the Dexter Parks and Recreation Endowment Trust Fund a nonrefundable contribution in the form or amount of \_\_\_\_\_. In so doing, I acknowledge my gift will be used by the Village of Dexter for the acquisition, purchase, construction, planting, or improvement of Dexter Village Park and Recreation facilities. I wave any further rights or claims to this contribution and acknowledge the exclusive right of the Village of Dexter to administer, expend, or maintain any and all funds contributed in a manner consistent with the approved Policy statement pursuant to the Fund as detailed in information I have received and by my signature do so confirm.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

7250 Dan Hoey Road  
Dexter, MI 48130  
September 4, 1991

Village of Dexter  
8140 Main Street  
Dexter, MI 48130

Re: Dapco Industries

Dear Sirs:

As you know, my wife and I own the property accross Dan Hoey Road from Dapco Industries. We are concerned about the landscaping plans for the business site because the plan affects the enjoyment of our home.

In the past Dapco has submitted correspondence and a revised landscaping plan to the Village for consideration of which we were not informed in a timely manner.

Therefore we respectfully request that the Village Clerk mail to us copies of any correspondence or revisions of site plans received from Dapco and that we receive notice of any public meetings at which such will be discussed.

Very truly yours,

  
William B. Steptoe

DEXTER VILLAGE COUNCIL

REGULAR MEETING

SEPTEMBER 23, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

1. POSSIBLE ELIMINATION OF DOWNTOWN PARKING METERS.

APPROVAL OF MINUTES OF THE SEPTEMBER 9 ,1991 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION\*

1. DR. JAMES PARKER; PRESIDENT, V-TECH DEXTER INC.
2. ASHLEE ZYLKA; HOMECOMING PARADE
3. ROBERT JOSEPHSON; LEN'S RUBBISH, INC.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING
2. PARKS
3. DOWNTOWN DEVELOPMENT AUTHORITY

AD HOC COMMITTEES

1. VILLAGE OFFICE FACILITIES

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

OLD BUSINESS

1. SIGN WALL PLAN-PEACE PARK.
2. COUNCIL RULES; RUSH AMENDMENT.
3. FIRE FUNDING MEMO (ON TABLE).
4. CARPENTER LUMBER - ADDENDUM TO SALES AGREEMENT.

NEW BUSINESS

1. PURCHASE OF 1-TON DUMP TRUCK.
2. ASPHALT WEDGING & OVERLAY - CENTRAL STREET.
3. APPEAL OF LEGAL DECISION.

4. UNITED WAY REQUEST TO LOCATE FUNDING SIGN.
5. DISABLED AMERICAN VETERANS - FORGET-ME-NOT DRIVE.

#### PRESIDENT'S REPORT

#### ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
SEPTEMBER 23, 1991

The meeting was called to order at 8:00 P.M., at First of America Bank, by the president.

Present: Gordenier, Rush, Gregory, Pearson, Yates  
Absent: Baroni, Genske

Public Hearing - Possible Elimination of Parking Meters

There were no citizens who wished to speak.  
Written correspondence from Ms. V. Kaiser expressing her support of the elimination of meters was read. No other citizens wished to speak. The hearing closed at 8:05 P.M.

The minutes of the September 9, 1991, regular meeting were approved as presented.

Pre-Arranged Citizen Participation

1. Dr. Parker, President of V-Tech, Inc. addressed council giving report of current status and future plans for operations at the Dexter plant.

2. Ashlee Zylka, representing the DHS Student Council addressed council seeking parade approval.

Moved Pearson, support Gordenier to accept this as part of the community, the DHS Homecoming parade, October 4, 1991, 1:45 P.M.

Ayes: Gregory, Pearson, Rush, Yates, Gordenier

Nays: None

Motion Carried

3. Robert Josephson, owner of Lens's Rubbish addressed council making response to an article published in the Dexter Leader, wishing to give a chronology of events from the Village refuse hauler's perspective.

Approval of Agenda

6. Parking Meters was added under New business

Moved Gordenier, support Pearson to approve the agenda as amended.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Non-Arranged citizen Participation

The following citizens addressed council -

D. Schaedig requested approval to hang barbecue banner.

Moved Rush, support Pearson that the Dexter K. of C. request to hang a banner at Monument Park be approved for within the 10 day limit.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

P. Cousins, 7640 Forest, spoke in favor of the amendment to council rules proposed by trustee Rush.

W. Steptoe, 7250 Dan Hoey, asked council if they had questions about the letter he sent to them last meeting and asked if there had been a new landscape plan submitted for Dapco. He also asked for clarification of the proposed amendment to council rules.

D. Lambert, requested permission to speak at the end of the meeting.

#### Communications

Council received the following communications -

1. Clerk Fisher gave a brief report on the Open Meetings Conference attended by Trustee Genske and herself.

2. letter from Dr. Hansen requesting a stop sign placement

Moved Gordenier, support Gregory to install a stop sign at Kensington and Grand.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. letter from Mi Dept. of Public Health regarding wells

4. letter from Undersheriff Johnson regarding the sheriff's contract with the Village.

5. letter from Lion's Club regarding sign board

#### Bills and Payroll

Moved Gordenier, support Gregory that we approve bills and payroll costs in the amount of \$261,340.67.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### Reports

Council received -

1. Planning Commission - Written report

2. DDA - Oral report given stating committees had been formed to develop promotion of the proposed downtown improvement plan.

3. Village Mgr. - Written report

#### Old Business

1. Discussion centered on the Sign Wall Plan for Peace Park

2. Moved Rush, support Gordenier that the Dexter Village Council Rules be amended to include non-arranged citizen participation, with a five minute limit, to occur in the order of business after President's report.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Discussion of a roll call vote procedure for council meetings will be discussed at the next meeting.

3. Fire Funding Memo remains on the table.

4. Moved Rush, support Gordenier to approve the addendum to



the Carpenter Lumber Sales Agreement.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### New Business

1. Moved Gordenier, support Pearson to accept the recommended low bid from Varsity Ford for \$24,959 for the purchase of a 1-ton dump truck as in the 91-91 budget.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

2. Moved Gordenier, support Gregory to accept the bid for \$1200 from Thompson McCully to asphalt Central Street.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. Subject taken up in closed session later in meeting.

4. Moved Gordenier, support Pearson to authorize the placement of the United Way Funding sign subject to the Village Manager's approval.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

5. Moved Pearson, support Rush to approve the Disabled American Veteran's request to hold a fund drive October 18 and 19 in the Village.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

6. Moved Rush, support Gregory to refer the matter of parking meter removal to the DDA for their discussion and recommendation.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

D. Lambert, addressed council making query regarding street lighting at Baker and Ann arbor.

#### President's Report

The President requested Council members attend DDA meetings and to support the passage of the DDA plan.

Moved Pearson, support Gordenier to move into closed session pursuant P.A. 267 at 10:40 P.M.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Moved Gregory, support Gordenier to move into regular session  
at 10:47 P.M.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

With no further business before the Council the meeting was  
adjourned at 10:48 P.M.

Respectfully submitted,

A handwritten signature in cursive script, reading "Donna L. Fisher", written over a dashed horizontal line.

Donna L. Fisher  
Village Clerk

Filing approved-----10-15-91-----

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

SEPTEMBER 23, 1991

PAYROLL COSTS (PAGE 1)	\$ 15,766.31
BILLS (PAGE 2)	85,462.12
HAND CHECKS ISSUED (PAGE 3)	3,299.36
CONSTRUCTION & ENGINEERING(PAGE 3)	<u>156,812.88</u>

TOTAL	\$261,340.67
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PAYEE-EXPLANATION	TOTAL	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - SEPTEMBER 8, 1991</u>							
SANDRA J. EGELER	384.39	345.30	39.09				
JANET C. KARVEL	475.59	237.79				118.90	118.90
JAMES M. PALENICK	761.37	380.69		95.17	95.17	95.17	95.17
LARRY N. WAGNER	574.94		574.94				
MARY ANN LAMKIN	235.52	235.52					
KURT AUGUSTINE	441.71			176.63	176.63	88.45	
PAUL IRISH	223.74	111.87		83.90	27.97		
KEITH L. KITCHEN	409.74	136.58		136.58	136.58		
PATRICK A. MCKILLEN	610.63	305.32		228.98	76.33		
DEREK R. WISELEY	393.06			196.53	196.53		
THOMAS C. DESMET-V.T.							
ANDREA M. DORNEY-V.T.							
EDWARD A. LOBDELL	1,169.17					709.48	459.69
DANIEL L. SCHLAFF	700.91					28.40	672.51
LARRY C. SEBRING	518.02					356.14	161.88
F.W. DES AUTELS	60.00			60.00			
TOTALS	6,958.79	1,753.07	614.03	977.79	709.21	1,308.09	1,596.60
<u>PAYROLL COST - SEPTEMBER 15, 1991</u>							
SANDRA J. EGELER	521.20	469.08	52.12				
JAMES M. PALENICK	951.74	475.86		118.97	118.97	118.97	118.97
LARRY N. WAGNER	707.88		707.88				
MARY ANN LAMKIN	294.40	294.40					
KURT AUGUSTINE	353.26			294.38	58.88		
PAUL IRISH	143.34	87.40		27.97	27.97		
KEITH L. KITCHEN	491.69			423.40	68.29		
PATRICK A. MCKILLEN	582.01	305.32		219.44	57.25		
DEREK R. WISELEY	524.08	52.41		406.16	65.51		
THOMAS C. DESMET	915.08					617.68	297.40
ANDREA M. DORNEY	571.55						571.55
EDWARD A. LOBDELL	746.87					746.87	
DANIEL L. SCHLAFF	568.04						568.04
LARRY C. SEBRING	518.02						518.02
LOREN YATES	400.84	400.84					
DONNA L. FISHER	366.68	366.68					
RITA A. FISCHER	150.84	150.84					
TOTALS	8,807.52	2,602.83	760.00	1,490.32	396.87	2,055.07	1,502.43

PAYEE-EXPLANATION	CODE	TOTAL	101 GENERAL	202 MAJOR ST	203 LOCAL ST.	590 SEWER	591 WATER
AMERICAN WATER WORKS	556-815	185.00					185.00
ANN ARBOR TECH. SERV.	548-743	160.00				160.00	
ASTRO OIL CO.	548-937	1,012.50				1,012.50	
BOULLION SALES	441-939	10.30	10.30				
CALLENDER & DORNBOS.	740	547.04	24.68	273.93	248.43		
CAPTAIN CLEAN	548-826	185.00				185.00	
CULLIGAN	548-743	106.08				106.08	
DETROIT EDISON	448-920	1,967.08	1,967.08				
DEXTER FAMILY PHYSIC.	441-964	76.00	33.00			43.00	
DEXTER LEADER	901	293.65	293.65				
DEXTER MILL	556-740	24.50					24.50
DEXTER VILLAGE	172-920	30.29	20.36			9.93	
ELECTRONIC SERVICE	441-937	42.60	42.60				
ETNA SUPPLY	556-937	168.24					168.24
LAMKIN/MARY ANN REIM.	400-880	18.89	18.89				
LEN'S RUBBISH	528-816	750.00	750.00				
LONG, CLARK & BAKER	101-803	2,509.00	2,509.00				
MARATHON PETROLEUM	751	819.50	782.74			23.89	12.87
MICHCON	920	230.91	57.75			173.16	
MICH MUNIC RISK MANAG.	910	12,734.50	7,131.32			4,202.39	1,400.79
MICH MUNIC LEAGUE	441-965	60.00	60.00				
MICH TECH UNIVERSITY	441-965	40.00	40.00				
O'GRADY, DONNA	265-970	600.00	600.00				
POSTMASTER	172-727	200.00	200.00				
STRINGER, TOM	101-803	1,781.00	1,781.00				
SWEEPSTER	441-937	33.30	33.30				
TELEDIAL	172	82.28	82.28				
THOMPSON-MCCULLY	451-814	48,150.00			48,150.00		
THOMSON-SHORE	995	782.50				500.80	281.70
UMSTEAD MANUFACT.	937	105.00	65.00			40.00	
UNA-CLAD	556-937	558.60					558.60
UTILITIES INSTRUMENT.	548-937	30.50				30.50	
WALKABOUT CREEK	172-853	36.73	36.73				
WASH CNTY CLERKS ASSOC	215-815	7.50	7.50				
WASH CNTY DPW	548-995	11,060.63				11,060.63	
WILLIAMS SEWER SERVICE	548-826	63.00				63.00	
TOTAL BILLS DUE:		85,462.12	16,547.18	273.93	48,398.43	17,610.88	2,631.70

## HAND CHECKS ISSUED:

PAYEE-EXPLANATION	CODE	AMOUNT
COGITATE-NEW COMPUTER	101-172.000-977.000	\$2,321.00
LENS'RUBBISH-RECYCLING CONTRACT	101-528.000-816.020	888.36
M.M.L. EDUCATION SERVICES-	101-101.000-965.000	
SEMINAR: FISHER & GENSKE	101-215.000-965.000	90.00
TOTAL:		\$3,299.36

## CONSTRUCTION AND ENGINEERING BILLS:

PAYEE-EXPLANATION	CODE	AMOUNT
W. ALMAS & SON	VARIOUS	\$ 34,828.10
ORCHARD, HILTZ, & MCCLIMENT	VARIOUS	114,050.00
PALENICK, JAMES: REIMBURSE-FILM	880	9.78
THOMPSON-SHORE-WATER REPLA. FUNDS	202.020	7,825.00
WASHTENAW DEVELOPMENT COUNCIL	880	100.00
TOTALS		\$156,812.88

VILLAGE MANAGER'S REPORT - September 23, 1991

- As I had indicated previously, Council is being requested to approve the purchase of a 1-ton, diesel dump truck with snow plow, at this meeting. You have Superintendent McKillen's memo recommending the low bidder, Varsity Ford, and you also have a copy of the "bid-spec" package as submitted by the low bidder. This purchase is included in the approved FY 91/92 budget; and the recommended bid of \$24,959.00 is actually \$841.00 under the \$25,800 budgeted. The purchase will be funded with some funds from the General Fund's equipment reserve and the remaining dollars required from operating funds of the Public Works department. The current balance in the equipment reserve is slightly in excess of \$23,300.00. The precise amount of these funds which will actually need to be tapped will be dependent upon the requested budget amendments to be submitted in late October.

- Also in your packet is a recommendation to expend \$1,200.00 in Major Street funds to wedge in and overlay a portion of Central Street extending from the termination of the overlay being done as part of the Sewer line restoration and the alley between Fifth and Central. The work would remedy a deep depression from past water line repairs and could be accomplished with a portion of the budgeted funds (\$2,925.00) left unexpended after this year's major asphalt resurfacing work. I strongly recommend the approval of this expenditure.

- Under new business, we will be addressing the appeal to a legal decision entered against the Village in the Larrow vs. Klapprich et al. case wherein the Village became a third-party defendant and effectively lost the ownership and control of the Kensington Street right-of-way between Third Street and Cushing Court. Should this decision stand, and not be reversed upon appeal it could have serious and costly ramifications for the Village. As such, since we have litigated the case for nearly three years already and since an appeal would cost only an additional \$1,000.00 over the course of the estimated 10-month appeal process; I would recommend approving the appeal. Since this is still ongoing litigation, I would ask Council to keep public discussion to a minimum. Please call my office if you have specific questions.

- In keeping with Council's action at the September 9th meeting with respect to the Carpenter lumber property purchase; the Seller and I have agreed to engage the services of J&L consulting services of Ypsilanti to perform a Level I environmental survey of the property at the Sellers expense. Hopefully this survey will be complete prior to the First Council meeting in October. The Seller has also requested that the Village sign the sales agreement addendum as provided in your packet. Both our attorney and I have evaluated the addendum and find it to be in order.

- The D.D.A. has begun to develop a campaign to promote the November 5th Bond issue for funding the \$595,000 streetscape improvement plan. They will be working closely with the Dexter Business & Industry Council, the Merchants Group, and hopefully the Council to make the proposal a success. These groups will begin meeting weekly in a workshop format to pursue the promotional and voter-contact campaigns. The next meeting is Thursday, September 26th at 7:30 p.m. and Council members are encouraged to attend.

- I am currently putting the finishing touches on calculations and projections for the L.D.F.A.'s fourth and final L.T.G.O. Bond issue to complete the financing for the second-phase infrastructure improvements being completed this year. I anticipate the Bond will be \$520,000; making the total Bond financing \$3,445,000 or \$55,000 less than the \$3.5M anticipated and approved. I expect the L.D.F.A. to meet in late October to approve the actual Bond sale.

#### CONSTRUCTION UPDATES:

Sewer line: - All the Sewer line construction is complete. Monument Park and the Conrail R.O.W. have been restored. Crews are currently repaving Fifth and Central and all paving should be complete by mid week, #6 pay estimate submitted = \$34,828.10. Total earned to date = \$440,413.18. (Total Contract = \$574,266.65).

Baker Road: - the water line is complete, all underground storm sewer work is complete. Rough grading has been done; stone is being emplaced on the Northern portions. The Main Street intersection has been removed and curb should begin going in on the Northerly sections by Friday of this week. Expect paving and traffic signal work around the second week of October.

Dexter Business & Research Park: - road paving has begun today (September 20th) and will be totally complete by mid week. At that point only fencing, restoration and public utility emplacement as well as lift station construction will remain. This project has gone extremely well, ahead of schedule and on budget.

- Mary Ann Lamkin has been speaking to Ron Khadavi, a landscape architect from Ann Arbor, who has agreed to produce the Monument Park planting plan for no charge to the Village. We therefore can avoid the \$500.00 expenditure authorized by Council at its last meeting.

- Village crews are currently working on the last stretches of sidewalk to be placed this year. A lengthy run along Forest Street is yet to be completed. In addition we will still be doing 500 feet of contracted work; 400' along Dexter-Ann Arbor Road, and 100' along Central connecting to Fifth. Over 3,000 feet will be completed this fiscal year plus the work as part of the Baker Road and sewer line projects, totalling approximately one mile of new sidewalk.



DEXTER VILLAGE COUNCIL

REGULAR MEETING

OCTOBER 14, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

APPROVAL OF MINUTES OF THE SEPTEMBER 23 ,1991 REGULAR MEETING .

PRE-ARRANGED CITIZEN PARTICIPATION\*

1. R. FISHER; EXPLANATION OF CONSTRUCTION PLANS/REQUEST FOR ZBA WAIVER.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING
2. PARKS
3. D.D.A.

AD HOC COMMITTEES

1. VILLAGE OFFICE FACILITIES
- VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. MICHIGAN EMPLOYEES RETIREMENT SYSTEM (M.E.R.S.); ADOPTION OF BENEFIT PROGRAM E.
2. CURB & GUTTER ORDINANCE

OLD BUSINESS

NEW BUSINESS

1. ANN ARBOR TRANSPORTATION AUTHORITY (A.A.T.A.) AGREEMENT FOR SERVICES; OCTOBER 1, 1991 THROUGH SEPTEMBER 30, 1992.
2. REQUEST FROM LIONS CLUB FOR POSSIBLE CONSTRUCTION OF VILLAGE ENTRANCE SIGNS.
3. REQUEST FROM DEXTER AREA HISTORICAL SOCIETY, HANG BANNER IN PARK.

4. REQUEST FROM MERCHANTS ASSOCIATION TO HANG BANNER IN PARK.
5. CORRESPONDENCE FROM MAX ZIEGLER JR.
6. ~~AMENDMENTS~~ TO PRELIMINARY SITE PLAN; COUSINS HERITAGE INN.

7. *App. of Election Workers*  
*Consideration of time for "Trick-or-Treat" hours*  
PRESIDENT'S REPORT

*Non Att.*

ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
OCTOBER 14, 1991

The meeting was called to order by President Yates at 8:10 P.M. at First of America Bank Building, 8123 Main Street.

Present: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Absent: Genske

The minutes were approved as presented.

R. Fisher, 7537 Second, addressed the council explaining his request for ZBA waiver.

Moved Baroni, support Gordenier to approve the agenda as amended to delete under New Business, Item 6. Amendments to Preliminary Site Plan; Cousins Heritage Inn. and add 6. Appointment of Election Workers.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

The following citizens addressed Council -

W. Steptoe questioned why he had not had a response to questions he had posed to the President about the Dapco landscape plan.

P. Cousins, 7640 Forest, expressed his concern regarding the need for ordinance revision/amendment.

C. Pryor, requested an opportunity to address Council under Parks Commission Report

Council received the following communications -

Copies of memos from the Village Clerk regarding nominating petitions and voting procedures

The MML will sponsor an Open Meetings conference on November 20th

Drawings of downtown Dexter from a second grade class

A letter of request from the Kiwanis club to set "trick or treat" hours to compliment their party

Moved Rush, support Gordenier to amend the agenda to include under New Business, Item 7. Consideration of "Trick or Treat" hours.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

Moved Rush, support Gordenier to pay bills and payroll in the amount of \$766,649.04.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

Council received the following reports -

Planning Commission - Written report attached.

Parks Commission - Written report attached.

C. Pryor addressed Council at this point explaining construction plans for the stone wall in Peace Park.

Moved Rush, support Pearson to accept the proposal by C. Pryor for a wall with the word "Peace" inscribed on a piece of stone and when the Parks Commission develops signage for Village parks, Peace Park will be so noted with appropriate identification.

Ayes: Rush, Pearson, Yates

Nays: Gordenier, Baroni, Gregory

Motion Failed

DDA - the President reported promotional plans are moving along quite smoothly and requested Council members attend promotional meetings set for October 25 and November 2 from 9am to 11am.

V. Mgr. - Written report attached.

#### Ordinances and Resolutions

1. Moved Baroni, support Gregory to accept the V. Manager's recommendation to adopt the Michigan Employees Retirement System Benefit Program E.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

2. Moved Baroni, support Gregory to table the subject of Curb and Gutter Ordinance.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### Old Business

1. Moved Baroni, support Rush to approve the contract and continue service with A.A.T.A.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

2. Moved Baroni, support Gordenier that we accept the Dexter Lions Club kind gesture to work on entrance signs for the Village and we answer their four questions contained in their 9-19-91 letter with the response to question #1 yes, question #2 the Village Manager, question #3 and #4 discuss with the V. Mgr. with recommendation to come back to Council and on to commissions.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. Moved Baroni, support Rush to grant the request of the Dexter Area Historical Society to hang their banner pursuant to our

banner policy.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

4. Moved Baroni, support Gregory to accept the request from the Merchant's Association to hang a banner in support of the DDA proposal on October 25th.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

5. Moved Baroni, support Rush that we explore the ramifications and possibilities for purchase of property as noted in M. Ziegler's letter and that we send this letter to the Parks Commission with a request for input.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

6. Moved Gordenier, support Baroni to appoint the election workers listed by the Village Clerk and to authorize offering appropriate election schooling.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

7. Moved Gregory, support Pearson to establish "Trick-or-Treat" hours from 5-7 P.M. on October 31st.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### President's Report

Mr. Yates stated that the V. Manager left town and he had no idea he was leaving, that he apologized about Dapco and he didn't get a report, that he apologized about the trees and the info not getting to us, and that the letter from M. Ziegler was dated the 20th and it was out in the Village quick enough to get response, things are getting out.

P. Cousins, Forest Ave., asked a procedural question regarding the Council taking action during the Reports Section of the agenda.

As all agenda items had been addressed the meeting adjourned at 10:09 P.M.

Respectfully submitted,



Donna L. Fisher  
Village Clerk

Filing Approved-----10-28-97-----

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

OCTOBER 14, 1991

PAYROLL COSTS (PAGE 2)	\$ 25,113.31
BILLS DUE (PAGE 4)	48,142.45
INDUSTRIAL PARK FUNDS (PAGE 7)	693,115.48
HAND CHECKS (PAGE 6)	<u>277.80</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u><u>\$ 766,649.04</u></u>

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

BILLS DUE PAGE 2  
DATE OCTOBER 14, 1991

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	FOR WATER
<u>PAYROLL COSTS - SEPTEMBER 21, 1991</u>							
Sandra J. Egeler		469.08	52.12				
James M. Palenick		475.86		118.96	118.96	118.96	118.96
Larry N. Wagner			707.88				
Mary Ann Lamkin		294.40					
Kurt J. Augustine		117.75		294.37	58.87		
Keith L. Kitchen		136.58		204.87	68.29		
Patrick A. McKillen		152.64		457.96	152.65		
Derek R. Wiseley		131.02		262.04			
Thomas C. Desmet						571.92	114.38
Andrea M. Dorney						540.16	
Edward A. Lobdell						709.48	37.38
Daniel L. Schlaff							600.90
Larry C. Sebring							568.04

PAYROLL COSTS - SEPTEMBER 28, 1991

Sandra J. Egeler		469.08	52.12				
Janet C. Karvel		148.61-G					
		148.62-R				148.62	148.62
James M. Palenick		475.86		118.96	118.96	118.96	118.96
Larry N. Wagner			707.88				
Mary Ann Lamkin		294.40					
Kurt J. Augustine					471.00		
Keith L. Kitchen					546.32		
Patrick A. McKillen		457.96-I.P.		76.32	228.97		
Derek R. Wiseley					524.08		
Thomas C. Desmet						892.20	22.88
Andrea M. Dorney						540.16	
Edward A. Lobdell						709.48	130.85
Daniel L. Schlaff						156.21	331.08
Larry C. Sebring							740.99

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - OCTOBER 5, 1991</u>							
Sandra J. Egeler		469.08	52.12				
Janet C. Karvel		148.61-G					
		148.62-R				148.62	148.62
James M. Palenick		285.51		118.96	118.96	118.96	118.96
Larry N. Wagner			707.88				
Mary Ann Lamkin		294.40					
Kurt J. Augustine				441.47	64.74		
Keith L. Kitchen				493.70	71.42		
Patrick A. McKillen		305.31		381.63	76.32		
Derek R. Wiseley				487.92	71.38		
Thomas C. Desmet						406.16	117.91
Andrea M. Dorney						557.88	
Edward A. Lobdell						731.17	
Daniel L. Schlaff						237.69	408.31
Larry C. Sebring						620.36	208.01
TOTAL PAYROLL COSTS		5,423.39	2,280.00	3,457.16	2,690.92	7,326.99	3,934.85
<u>PAYROLL COSTS ALL FUNDS</u>							
TOTAL AMOUNT: \$25,113.31							



## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: OCTOBER 14, 1991

PAGE 4 of 7

PAYEE-EXPLANATION	CODE	TOTAL	101 GENERAL	202 MAJOR ST	203 LOCAL ST.	590 SEWER	591 WATER
AT&T CREDIT CORP.	VARIOUS	100.18	59.09			41.09	
BAXTER SCIENTIFIC	548-743	46.91				46.91	
BENTLEY'S SANITATION	301-935	85.00	85.00				
BUSINESS RESOURCES	172-727	164.85	164.85				
CALLENDER & DORNBOS, INC	751-740	15.55	15.55				
CARPENTER HDWR & LUMBER	VARIOUS	139.80		68.30		71.50	
CHELSEA LUMBER CO.	474-974	92.40		92.40			
CROWNOVER CONCRETE/BLOCK	474-974	2,137.50		2,137.50			
CURTIN MATHESON	556-937.01	277.36					277.36
CTI & ASSOCIATES	483-812	140.00		140.00			
DEALER HISTORICAL MUSEUM	965-950.020	450.00	450.00				
D&C PLUMBING/HEATING	VARIOUS	185.43		105.27			80.16
DETROIT EDISON							2,022.84
3620/3676 CENTRAL	556-920	2,022.84				3,561.62	
8360 HURON/CW LIFTSTA	548-920	3,561.62					
7982/8014/8140/8050MAIN	VARIOUS	379.71	379.71				
DEXTER MILL	441-740	59.37	59.37				
DEXTER OFFICE SUPPLY	VARIOUS	51.03	30.35			20.68	
DEXTER, VILLAGE OF	VARIOUS	30.15	18.33			11.82	
DOUBLEDAY BROS.	191-727	37.45	37.45				
ETNA SUPPLY CO.	VARIOUS	2,871.59					2,871.59
FISHER SCIENTIFIC	548-743	172.60				172.60	
GRAINGER	548-937	141.28				141.28	
GREAT LAKES BANCORP	VARIOUS	514.42	319.69	49.85	93.26	51.62	
HACKNEY ACE HARDWARE	VARIOUS	405.12	132.89	166.77		60.43	45.03
LEN'S RUBBISH	528-816.0201	1,000.00	1,000.00				
LEN'S RUBBISH/9-91 CONT	528-816	10,678.67	10,678.67				
LESTER BROS.	751-941	150.00	150.00				
MCKILLEN, PAT-MILEAGE	441-861	101.14	101.14				
MI BELL-426-8530	441-853	61.51	61.51				
" " -426-8303	172-853	90.93	90.93				
" " -426-4572	VARIOUS	215.77				143.84	71.93
MICHCON	VARIOUS	521.81	205.61			316.20	
MICH NOTARY ASSOC.	172-910	38.00	38.00				
PARTS PEDDLER AUTO SUP.	VARIOUS	161.19	96.23			64.96	
PITNEY BOWES	172-941	50.25	50.25				

QUALITY COPY CENTER	VARIOUS	269.15	269.15				
R.F.M. EXCAVATING	474-974	217.00		217.00			
RAM COMMUNICATIONS MI	441-853	37.00	37.00				
RONALD A. MEYER ELECT.	751-958	295.00	295.00				
STACEY, ROBERT	548-825	100.00				100.00	
TELEDIAL AMERICA	172-853	49.54	49.54				
THOMPSON-SHORE	VARIOUS	701.08				448.69	252.39
UMSTEAD MANUFACT.	441-937	30.00	30.00				
W.C.S.D./CONT-MILEAGE	VARIOUS	16,762.84	16,762.84				
WASHTENAW DEVELOPMENT C	101-815	298.39	298.39				
WEARGUARD	VARIOUS	2,162.27	1,001.18			636.57	524.52
WILLIAMS SEWER SERVICE	548-826	68.75				68.75	
TOTAL BILLS DUE:		48,142.45	32,967.72	2,977.09	93.26	5,958.56	6,145.82

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: SEPTEMBER 23, 1991

PAGE 6 of 7

## HAND CHECKS ISSUED:

<u>PAYEE-EXPLANATION</u>	<u>CODE</u>	<u>AMOUNT</u>
KITCHEN, KEITH L.	101-441.000-861.000	\$ 19.50
MARTIN'S FLAG CO.		39.77
WISELEY, DEREK R.	101-441.000-861.000	19.50
U.S. POSTAL SERVICE	591-556.000-727.000	98.74
U.S. POSTAL SERVICE	591-556.000-727.000	100.29
<u>TOTAL:</u>		<u>\$ 277.80</u>

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

OCTOBER 14, 1991

PAYEE-EXPLANATION	CODE	CONSTRUCTION/ENG. FUND	SEWER REPLACEMENT FUND
W. ALMAS & SON, INC.	251.000.733-965.054	\$ 47,541.70	
AMERICAN CONTRACTING & MGMT. CO.	251.000.733-965.062	302,084.17	
B&V CONSTRUCTION, CO.	251.000.733-825.020	338,303.94	
HURON CAMERA SERVICE, INC.	251.000.733-880.000	19.86	
JONES & HENRY ENGINEERS, INC.	591.556.000-972.113		\$ 45.79
MICHIGAN DEPT. OF TRANSPORTATION	202.451.000-814.010	5,120.02	
		<hr/>	
	TOTAL BILLS DUE	\$ 693,069.69	45.79
		<hr/>	<hr/>

VILLAGE MANAGER'S REPORT - October 14, 1991

- I am putting this report and packet together on Monday, October 7th because I am leaving on a brief honeymoon trip following my marriage. I will be taking 6 working days off and returning Wednesday, October 16th. As such, this report is rather brief.

- The Michigan Consolidated Gas Co. (MichCon) has been extremely generous in providing the Village of Dexter in excess of \$6,000 worth of bushes and trees for planting in the Dexter Business and Research Park and other areas of the Village. In building a gas pipeline, MichCon found itself needing to locate the actual line through a wholesale landscape nursery. In acquiring the easement, they had to effectively purchase a great many trees, bushes, and shrubs. They have very graciously seen fit to donate these plantings to Dexter and six other Detroit-area communities at no charge. (See MichCon News Release enclosed). There are 56 large Serviceberry bushes; 19 smaller serviceberry; 1 large flowering crab tree; several smaller lollipop flowering crabs; and a few skymaster oaks. The serviceberry bushes will line the Business and Research Park entrance promenade. The flowering crabs will go either in Peace Park or Monument Park depending on the landscape plan; and the oaks will be used as street trees.

- The Ann Arbor Transportation Authority has requested the Village enter into a purchase of service agreement for provision of the Dexter-Ann Arbor-Chelsea bus route for the period October 1, 1991 through September 30, 1992. The Dexter cost for this time period is \$3,282.00; total costs during our FY 91/92 (March 1, 1991 - February 30, 1992) will equal \$4,530.00 the budget was \$5,900.00; we will end up \$1,380.00 under budget. Primarily, because of increased ridership. Council has in the past committed to this activity, and I would strongly recommend the approval of this contract and the continuation of this service.

- A letter from Mr. Max Ziegler Jr. is included in your packet. The subject detailed is an offer to sell 11.75 acres of wooded land behind the Village's Smith Woods project for an asking price of \$35,000.00. He is seeking to determine if the Village would have any interest in purchasing the property, and wishes a response by October 25, 1991. The value and usefulness of such property to the Village is something which would have to be evaluated.

- I have included in your packet a resolution to adopt "Benefit Program E" of the Michigan Employees Retirement System, effective January 1, 1992 to cover existing Village retirees. Because of current high funding levels the cost to the Village would be nothing. In future years the cost could become \$392.00 per year. There are only two current Village retirees covered and this benefit would give them a combined \$556.00/year pension increase. I recommend the adoption of the resolution.

- Briefly: (Construction Update)

The Sewer line work is complete including restoration. Some "punch-list" items including sign placement and restoration rework remains.

The Dexter Business & Research Park is now complete except for some fence-work completion and Edison, MichCon, and Bell utility placement underground.

Baker Road now has the Base-course of asphalt. Paving of drive approaches and intersections will continue along with restoration and additional asphalt layers. The project remains on schedule for completion prior to November 1st.

MEMORANDUM

TO: VILLAGE COUNCIL  
ZONING BOARD OF APPEALS

FROM: DONNA FISHER, ADM. SECRETARY, PLANNING COMMISSION

DATE: OCTOBER 8, 1991

The following action took place at the October 7, 1991, special meeting of the Village Planning Commission -

A. Request for Zoning Board of Appeals waiver of front and side yard setback requirements in R-2 zoning (Section 4.05 (C) (a) (b)) to allow construction of a small addition and deck; 7650 Ann Arbor St. Applicant, Donald Welch.

Moved Arbour, support Hansen to recommend the Zoning Board of Appeals accept the recommendation from staff and approve the requests based on the fact that the problem is not self-created.

Ayes: Arbour, Hansen, Hosmer, Fisher, Bell, Cousins, Betz

Nays: None

Motion Carried

C. Amendment of Section 5.23 Curb and Gutter

Moved Bishop, support Cousins to recommend Council approval of Amendment of Section of 5.23 Curb and Gutter as revised.

Ayes: Bishop, Arbour, Hansen, Hosmer, Fisher, Bell, Cousins, Betz

Nays: None

Motion Carried

# VILLAGE PARKS COMMISSION

8140 MAIN STREET  
DEXTER, MICHIGAN 48130

TO: Dexter Village Council  
FROM: Dexter Parks Commission  
DATE: October 11, 1991

At the regular meeting of the Parks Commission held 9/24, the following discussion took place:

Carolyn Pryor, of the People for Peace, presented revised plans for the sign wall in Peace Park; rather than being constructed of concrete, the wall will be built of stone, with the words "Peace Park - Dexter, Michigan" sandblasted on it. This was the wording previously approved of by Council. Chet Hill recommended that the height of the wall be lowered by 6" so as to complete view of the park.

Parks Commission has been investigating the establishment of an attractive system of signage for Dexter--both entrance signs and park signs. If Council approves, the Commission can continue this work in conjunction with the Dexter Lions Club, which has expressed an interest in this area.

A brochure describing the Parks Endowment Beautification Plan will be ready for Council's approval and/or changes at Council's 10/28 meeting.



October 9, 1991

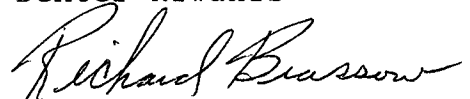
Village Council  
Village of Dexter  
Main Street  
Dexter, Michigan

Dear Council:

Please be advised that the Dexter Kiwanis will be holding their annual Halloween Party for the children of Dexter at the Wylie School Cafeteria beginning at 6:30. If you would consider setting the trick and treat timing from perhaps 5 p.m. to 7 p.m. it would fit in with the time for the Annual Dexter party, and be much appreciated.

Very truly yours,

Dexter Kiwanis

A handwritten signature in cursive script that reads "Richard Brassow".

Richard Brassow  
Halloween Party Chairman

**RESOLUTION FOR ADOPTING NEW MERS BENEFITS**

In accordance with Act 427, P.A. of 1984, as amended, the

The Village Of Dexter, Michigan adopts the following benefits  
(participating municipality)

for:

\_\_\_\_\_ or ☒ all employees  
(bargaining unit)

**BENEFIT PROGRAM:**

From: C-1 Old To: C-2; B-1 Base  
(current program) (new program)

Effective Date: 10/1/91 (must be the first of a month)

**WAIVERS:**

☐ F50/25 ☐ F50/30  
☐ F55/15 ☐ F55/20 ☐ F55/25 ☐ F55/30

Effective Date: None (must be the first of a month)

**EMPLOYEE CONTRIBUTION RATE:**

New Rate: 4.0% (Same)

Effective Date: 10/1/91 (must be the first of a month)

**ADDITIONAL BENEFITS:**

☐ FAC 3 ☐ V-6 ☐ V-8

Effective Date: None (must be the first of a month)

**RETIREE COST-OF-LIVING BENEFIT PROGRAMS:**

☒ E ☐ E-1 ☐ E-2

Effective Date: 11/1/91 (must be the first of a month)

I HEREBY CERTIFY THAT THE ABOVE WAS ADOPTED BY THE

Dexter Village Council AT ITS MEETING HELD October 28, 1991  
(governing body)

\_\_\_\_\_  
Signature of Authorized Official

Donna L. Fisher, Village Clerk

(See reverse side for additional information)

A bargaining unit is defined as any group or person recognized by the governing body for the purpose of bargaining for benefits.

If the bargaining unit you are adopting new benefits for is not currently being reported to the system under a separate employee classification, it will be necessary for you to submit a list with social security numbers and names. A new classification number will be assigned, and the bargaining unit will be shown separately in future valuation reports. You will be informed of this new classification number for your use in payroll reporting.

**CONTRIBUTION RATE CHANGES:**

If you adopt a new contribution rate to be effective during a quarter, instead of the beginning of a quarter, you must submit split payroll reports to the retirement office. Split payroll reports entail submitting two reports for a given quarter; one report showing earnings on the old contribution rate with the balance of the quarterly earnings and contributions at the new rate shown, if other than non-contributory, on a separate report.

If further information is needed, please contact the retirement office at (517) 322-6278.

BENRESOL

## SERVICE RETIREMENT ALLOWANCE (Sections 13-19)

Credited service at time of termination of membership multiplied by:

- Benefit A - 1.0% of a member's 5-year final average compensation (FAC).  
Benefit A may not be adopted after 1984.
- Benefit B - Contact MERS office for details. Benefit B may not be adopted after 1984.
- Benefit C New - 1.3% of FAC.
- Benefit C Old - Sum of 1.0% times the first \$4,200 of FAC, plus 1.5% times the portion of FAC over \$4,200. Benefit C Old may not be adopted after 1984.
- Benefit C-1 New - 1.5% of FAC.
- Benefit C-1 Old - Sum of 1.2% times the first \$4,200 of FAC, plus 1.7% times the portion of FAC over \$4,200. Benefit C-1 Old may not be adopted after 1984.
- Benefit B-1 - 1.7% of FAC.
- Benefit C-2 - 2.0% of FAC, payable until attainment of the age at which unreduced Social Security benefits are available (currently age 65 for normal retirement, gradually increasing to age 67). Upon attainment of this age, the benefit reverts to the basic Benefit A, C New, C Old, C-1 New, C-1 Old or B-1.
- Benefit B-2 - 2.0% of FAC.
- Benefit B-3 - 2.25% of FAC, with a maximum benefit of 80% of FAC.
- Benefit B-4 - 2.5% of FAC, with a maximum benefit of 80% of FAC.

The retirement allowance is reduced  $\frac{1}{2}$  of 1% for each complete month that retirement precedes the age at which full normal retirement benefits are available. The reduction may be partially or fully waived by adopting Benefit F55 and/or Benefit F50. Benefit F55 allows retirement with full benefits at age 55 with either 15, 20, 25 or 30 years of service. Benefit F50 allows retirement with full benefits at age 50 with either 25 or 30 years of service.

Adoption of Benefit FAC-3 results in final average compensation being averaged over 3 years, instead of 5 years.

MEMORANDUM OF UNDERSTANDING I.  
BETWEEN THE VILLAGE OF DEXTER  
AND

TEAMSTERS, STATE, COUNTY AND MUNICIPAL WORKERS

RE: PENSIONS

EMPLOYER WILL MODIFY EXISTING PENSION PLAN TO "BENEFIT C-2  
WITH A  
B-1 BASE". BEGINNING OCTOBER 1, 1991

MEMORANDUM OF UNDERSTANDING II

RE: MEDICAL CARE COVERAGE COSTS

IT IS MUTUALLY AGREED BETWEEN THE PARTIES HERETO THAT, IN THE  
EVENT THAT HEALTH-CARE PREMIUM COSTS INCREASE MORE THAN 20% IN ONE  
CALENDAR YEAR, THEN NEGOTIATIONS WILL BE REOPENED TO EITHER ALTER  
DEDUCTIBLES OR IMPOSE OTHER COST-CONTAINMENT OPTIONS IN ORDER TO  
LIMIT THE COST INCREASES FACING THE EMPLOYER.

MEMORANDUM OF UNDERSTANDING III

RE: DEXTER PERSONNEL RULES

IT IS MUTUALLY AGREED BETWEEN THE PARTIES HERETO THAT THE  
VILLAGE OF DEXTER, MICHIGAN PERSONNEL RULES AS AMENDED MAY 14, 1990  
SHALL BE ADOPTED BY REFERENCE AS ATTACHED HERETO AND MADE A PART  
HEREOF (SCHEDULE B). THESE RULES WILL DEFINE THE BENEFITS AND  
RULES ESTABLISHED BY THE EMPLOYER EXCEPT AS MODIFIED BY THIS  
AGREEMENT. WITH THE SOLE EXCEPTIONS THAT THOSE SECTIONS ENTITLED  
VACATION, SUBSECTION V; AND LEAVES OF ABSENCES, I, SICK LEAVE, BE  
ALTERED TO COMPENSATE EMPLOYEES WHO TERMINATE EMPLOYMENT AT A RATE  
EQUAL TO THE EMPLOYEES PAY RATE AT TIME OF TERMINATION, RATHER THAN  
THE EMPLOYEES AVERAGE RATE OF PAY COVERING THE MOST RECENT FIVE  
YEARS OF EMPLOYMENT.

TEAMSTERS STATE, COUNTY AND  
MUNICIPAL WORKERS

*Mary J. Mueller*

*Edward A. Latta 10-5-90*

VILLAGE OF DEXTER

*[Signature]*

MEMORANDUM OF UNDERSTANDING I.

BETWEEN THE VILLAGE OF DEXTER

AND

TEAMSTERS, STATE, COUNTY AND MUNICIPAL WORKERS

RE: PENSIONS

IT IS MUTUALLY AGREED BETWEEN THE PARTIES HERETO THAT, PURSUANT TO EXPIRATION OF THIS CONTRACT, AND AS PART OF THE NEGOTIATIONS TO REACH A FUTURE CONTRACT FOR THE PERIOD SUCCEEDING SEPTEMBER 30, 1990, AN UPGRADE IN THE EXISTING PENSION PLAN COVERAGE WILL BE NEGOTIATED.

RE: MEDICAL CARE COVERAGE COSTS

IT IS MUTUALLY AGREED BETWEEN THE PARTIES HERETO THAT, IN THE EVENT THAT HEALTH-CARE PREMIUM COSTS INCREASE MORE THAN 20% IN ONE CALENDAR YEAR, THEN NEGOTIATIONS WILL BE REOPENED TO EITHER ALTER DEDUCTIBLES OR IMPOSE OTHER COST-CONTAINMENT OPTIONS IN ORDER TO LIMIT THE COST INCREASES FACING THE EMPLOYER.

DATED THIS 21<sup>st</sup> DAY OF September, 1988.

TEAMSTERS STATE, COUNTY AND

MUNICIPAL WORKERS

VILLAGE OF DEXTER

James Markley 9-21-88  
Edward A. Gifford 9-21-88

[Signature]  
[Signature]

Date: Monday October 14,1991

Correspondence to Dexter Village Council regarding current enforcement of leaf  burning policy.

Dear Council,It is fall in Dexter and the problem of burning leaves again arises.

We now have an ordinance which unfortunately permits burning on Monday and Tuesday. However ,over the past several weekends the air in Dexter has been filled with leaf smoke.

The sites I drove by were on main streets, easily visible and several of these sites smoldered unwatched for hours.

Unfortunately, I have a family member who can't enjoy a simple walk outdoors when this burning occurs. I feel that her lifestyle is being compromised by this stupid ritual.

I am told that the Sheriffs department is suppose to enforce the ordinance. I have seen their cars drive past burning leaves on a regular basis .

Is it possible that because of the many new officers that they are not aware of the ordinance?

I would appreciate it if a copy of the ordinance,along with the Council's desire to have it enforced be forwarded to the Sheriff's department for handling as soon as possible.

Maybe reprinting the ordinance in the Leader each fall will remind people.

My suggestion as always is to eliminate it.

The current system of allowing it on certain days makes little or no sense,especially from an enforcement standpoint.

Thank You

Timothy J. Klever  
3580 Hudson  
Dexter, Village





Michigan Consolidated Gas Company  
500 Griswold Street, Detroit, Michigan 48226

## **News Release**

*Media Contact:*

John W. Hochrein  
(313) 663-8568

### **MICHCON PROVIDES TREES TO SEVEN COMMUNITIES**

DETROIT, OCTOBER 4 -- Dexter and six other Detroit-area communities will have a new look thanks to Michigan Consolidated Gas Company (MichCon). Each community will receive approximately 85 bushes and trees. Included will be serviceberry bushes, coralburst flowering crab and assorted oak trees.

The trees and bushes were removed from property leased by MichCon to build a natural gas pipeline between Milford and Willow Station in Ypsilanti Township. The trees and bushes were saved and donated to Dexter as well as Canton, Redford, Ecorse, Highland Park, Saline and the Mexicantown area of Detroit.

Dexter officials will receive their trees and bushes at 1:30 p.m. Monday, October 7 at the Dexter Industrial Park, located on Dan Hoey Road between Dexter-Ann Arbor Road and Baker Road, Dexter, MI.

MichCon, a wholly-owned subsidiary of MCN Corporation (NYSE:MCN), is a natural gas distribution, transmission and storage company serving 1.1 million customers in 465 communities throughout Michigan.

# # # # #



DEXTER AREA HISTORICAL SOCIETY,  
DEXTER, MICHIGAN

DEAR VILLAGE COUNCIL;

AS SECRETARY AND REPRESENTATIVE OF THE DEXTER AREA HISTORICAL  
SOCIETY, I WOULD LIKE TO REQUEST THE USE OF THE VILLAGE PARK  
FOR THE HANGING OF A BANNER TO ANNOUNCE THEIR ANNUAL BAZAAR.

WE WOULD LIKE TO HAVE THE BANNER IN PLACE TEN DAYS TO TWO  
WEEKS PRIOR TO THE BAZAAR WHICH WILL BE HELD THE FIRST  
SATURDAY IN DECEMBER.....DECEMBER THE SEVENTH (7).

THANK YOU FOR YOUR CONSIDERATION.

RESPECTFULLY,

  
(DILYS E. WISELEY)



Michigan Consolidated Gas Company  
500 Griswold Street, Detroit, Michigan 48226

---

## **News Release**

*Media Contact:*

John W. Hochrein  
(313) 663-8568

### **MICHCON PROVIDES TREES TO SEVEN COMMUNITIES**

DETROIT, OCTOBER 4 -- Dexter and six other Detroit-area communities will have a new look thanks to Michigan Consolidated Gas Company (MichCon). Each community will receive approximately 85 bushes and trees. Included will be serviceberry bushes, coralburst flowering crab and assorted oak trees.

The trees and bushes were removed from property leased by MichCon to build a natural gas pipeline between Milford and Willow Station in Ypsilanti Township. The trees and bushes were saved and donated to Dexter as well as Canton, Redford, Ecorse, Highland Park, Saline and the Mexicantown area of Detroit.

Dexter officials will receive their trees and bushes at 1:30 p.m. Monday, October 7 at the Dexter Industrial Park, located on Dan Hoey Road between Dexter-Ann Arbor Road and Baker Road, Dexter, MI.

MichCon, a wholly-owned subsidiary of MCN Corporation (NYSE:MCN), is a natural gas distribution, transmission and storage company serving 1.1 million customers in 465 communities throughout Michigan.

# # # # #

**LEGEND**

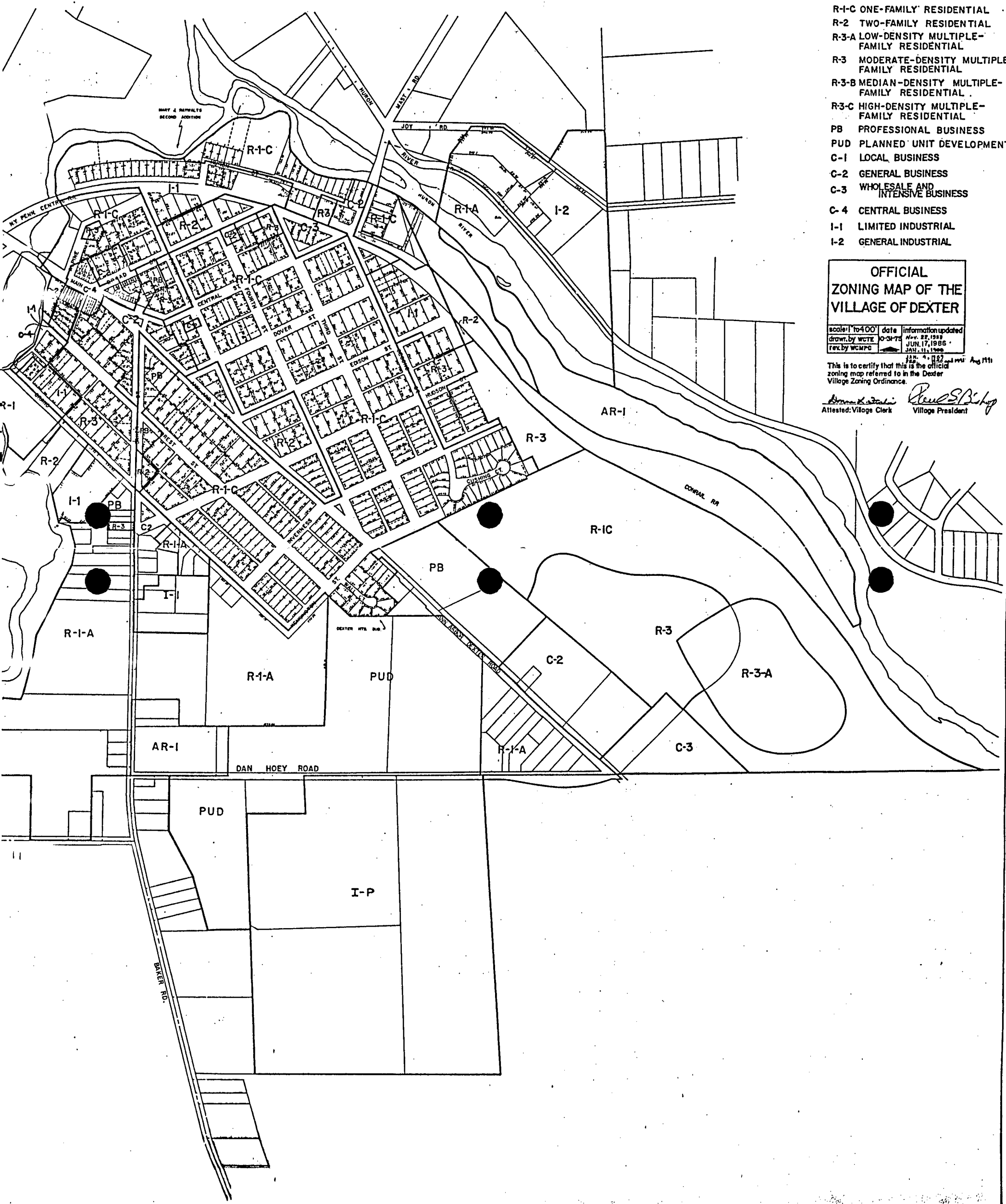
- AR-1 AGRICULTURAL-RESIDENTIAL
- R-1-A ONE-FAMILY RESIDENTIAL
- R-1-B ONE-FAMILY RESIDENTIAL
- R-1-C ONE-FAMILY RESIDENTIAL
- R-2 TWO-FAMILY RESIDENTIAL
- R-3-A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL
- R-3 MODERATE-DENSITY MULTIPLE-FAMILY RESIDENTIAL
- R-3-B MEDIAN-DENSITY MULTIPLE-FAMILY RESIDENTIAL
- R-3-C HIGH-DENSITY MULTIPLE-FAMILY RESIDENTIAL
- PB PROFESSIONAL BUSINESS
- PUD PLANNED UNIT DEVELOPMENT
- C-1 LOCAL BUSINESS
- C-2 GENERAL BUSINESS
- C-3 WHOLESALE AND INTENSIVE BUSINESS
- C-4 CENTRAL BUSINESS
- I-1 LIMITED INDUSTRIAL
- I-2 GENERAL INDUSTRIAL

**OFFICIAL  
ZONING MAP OF THE  
VILLAGE OF DEXTER**

scale: 1" to 400'	date	information updated
drawn by WCTE	10-31-75	Nov. 22, 1988
rev. by WCMP		JUN. 17, 1988
		JAN. 11, 1988

This is to certify that this is the official zoning map referred to in the Dexter Village Zoning Ordinance.

Attested: Village Clerk *[Signature]* Village President *[Signature]*



**LEGEND**

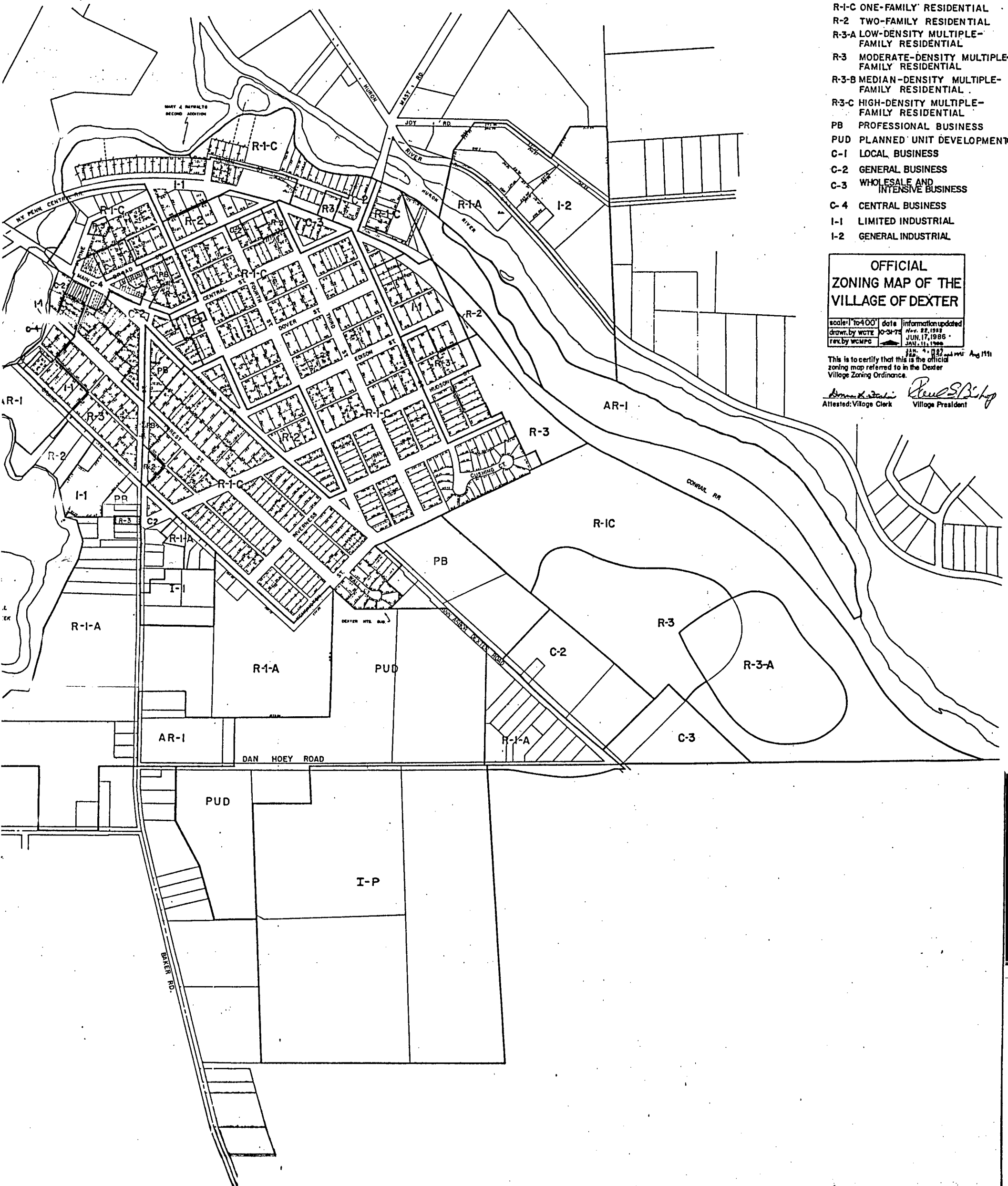
- AR-1 AGRICULTURAL-RESIDENTIAL
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rev. by WCF		JUN 17, 1986
		JAN 11, 1988

This is to certify that this is the official zoning map referred to in the Dexter Village Zoning Ordinance.

Attested: Village Clerk *Paul S. B. King*  
Village President



September 20, 1991

Village of Dexter  
James M. Palenick, Manager  
8140 Main Street  
Dexter, Michigan 48130

Dear Mr. Palenick;

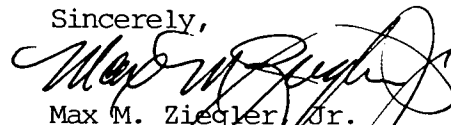
Several months ago your clerk Donna Fisher wrote me a letter expressing the villages interest in the purchase of 11.75 acres of woods which my mother owns. This property is adjacent to the Smith Woods on Dexter-Chelsea road. (see map enclosed) Our access to this parcel of land is by recorded right of way thru the Smith Woods.

My mother has deecided to sell the property. The price is \$35,000.00 with land contract terms available.

If the village has an interest in purchasing this property we would like a response by Friday October 25, 1991. If and when an agreement can be reached we would like to close before year end.

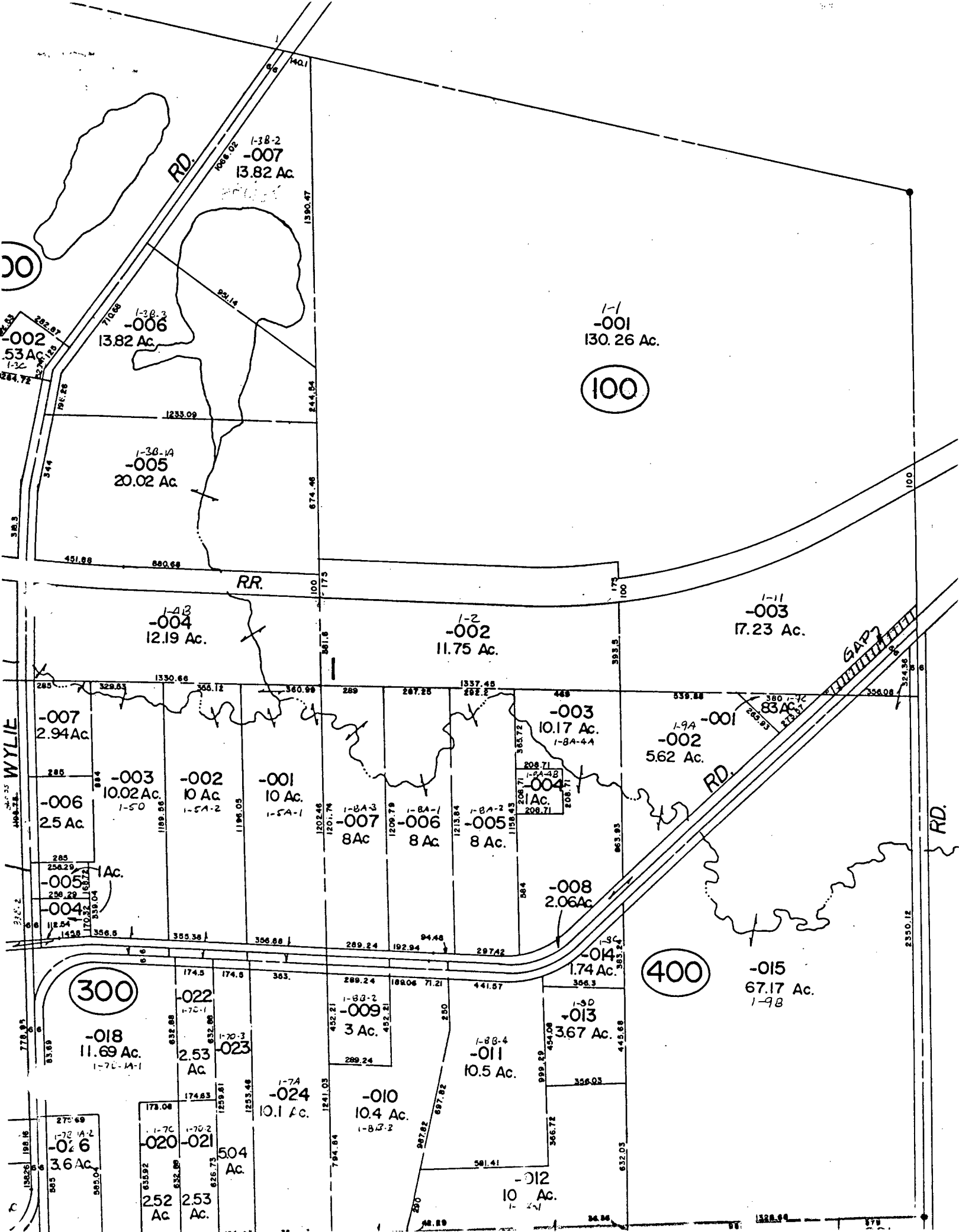
If you have any questions please call me at my home at 662-3303 after 5:00pm or leave a message and I will return your call as soon as possible.

Sincerely,



Max M. Ziegler, Jr.  
2117 Carol Dr.  
Ann Arbor, Mich. 48103

cc Donna L. Fisher, Clerk  
Loren P. Yates, President



DEXTER VILLAGE COUNCIL

REGULAR MEETING

OCTOBER 28, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

APPROVAL OF MINUTES OF THE OCTOBER 14, 1991 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION\*

1. WASHTENAW DEVELOPMENT COUNCIL PRESENTATION OF REQUEST FOR 5-YEAR COMMITMENT TO ORGANIZATION.
2. KAREN DWOREK, 7105 DEXTER-ANN ARBOR ROAD - PLANNING COMMISSION VACANCY.
3. SANDY HLAVACEK - INTERFAITH COUNSELING SERVICES; TREE OF LIGHTS CAMPAIGN.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

- SHERIFF
- FIRE DEPARTMENT
- STANDING COMMITTEES AND COMMISSIONS
  1. PLANNING
  2. PARKS
  3. DOWNTOWN DEVELOPMENT AUTHORITY
- AD HOC COMMITTEES
  1. VILLAGE OFFICE FACILITIES
- VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. RESOLUTION TO APPROVE MICHIGAN EMPLOYEES RETIREMENT SYSTEM (MERS) UPGRADE TO BENEFIT LEVEL "C-2 WITH A B-1 BASE".

OLD BUSINESS

NEW BUSINESS *1. Zoning Pcc Schedule*

- 2.1.* WASHTENAW DEVELOPMENT COUNCILS 5-YEAR COMMITMENT REQUEST.
- ~~2.~~ FINAL SITE PLAN REVIEW; COUSINS HERITAGE INN EXPANSION.

- 2 ~~3~~. ENVIRONMENTAL AUDIT & RECOMMENDATIONS - CARPENTER LUMBER PROPERTY PURCHASE.
  3. ~~4~~. AWARD OF CONTRACT FOR SIDEWALK REPLACEMENT.
  - 4 ~~5~~. AQUIFER ANALYSIS REPORT & RECOMMENDATIONS TO PROCEED WITH DESIGN ENGINEERING ON ADDITIONAL WELL CAPACITY.
  5. *Tree of Lights Campaign - Interfaith Council*
- PRESIDENT'S REPORT

#### AUDIENCE PARTICIPATION

#### ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.



DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
OCTOBER 28, 1991

The meeting was called to order by President Yates at First of America Bank Building, 8123 Main, at 8:30 P.M.

Present: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Absent: Genske

(Trustee Baroni left the meeting at 9:27 P.M.)

The minutes of the October 14, 1991, regular meeting were approved as presented.

Pre-Arranged Citizen Participation

1. WDC Representatives requested an opportunity to make presentation under New Business, Item 1.

2. K.F. Dworek expressed her interest in filling the vacant seat on the Planning Commission.

3. Interfaith Counseling Service Representative made presentation on the Tree of Lights Program

Item 1 of New Business, WDC 5-year commitment request, was moved to Item 2 of Ordinances and Resolutions. Item 2 of New Business was removed from the agenda. Zoning Fee Schedule as added as Item 1 under New Business. Items 3-5 were renumbered to 2-4. Interfaith Council Tree Of Lights Program Request was added as Item 5. under New Business.

Moved Baroni, support Rush to approve the agenda as amended.  
(Copy attached)

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Non-Arranged Citizen Participation

1. W. Steptoe, 7250 Dan Hoey Road expressed his support for K. Fisher's appointment to the Planning Commission and requested information from the Village President regarding the Dapco Landscape Plan.

2. K. F. Dworek made comment regarding the Dapco Landscape Plan.

3. P. Arbour, 3360 Dover, expressed his concern regarding the process used by Council in the handling of the Cousins site plan review.

4. The Village Zoning Administrator queried as to whether Council had received the staff report from her department.

5. P. Bishop, Forest Ave., addressed Council explaining the time frame used by the site plan review committee and requesting information regarding the attendance record of the Village Fire Board Representative.

6. P. Cousins, stated he was not responsible for any delay in the transfer of information to the Council and expressed his disappointment in the removal of the subject from the agenda.

7. A. Van Hoosear, stated he wished the subject to be left off

the agenda,

8. R. Van Aken, expressed her concern regarding the lighting plan for the proposed addition at Cousins Heritage Inn.

Moved Gregory, support Baroni to approve bills and payroll costs in the amount of \$222,492.01.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### Reports

Sheriff - Sgt. Steilow presented the September report.

Fire Department - Representative Baroni stated he had no attended the meeting and asked to be removed from the Board.

Planning Commission - Clerk Fisher gave oral report from the Special Meeting of 10-18-91 held immediately prior to the Council meeting.

Parks Commission - Council received written report. (Copy Attached)

Village Mgr.- Council received written report. (Copy attached)

#### Ordinances and Resolutions

1. Moved Gordenier, support Baroni to approve the resolution to upgrade Michigan Employment Retirement System benefit level to "C-2 with a B-1 Base".

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Trustee Baroni left the meeting at this point - 9:27 P.M.

2. Moved Gordenier, support rush to continue support to the WDC with a 5-yr commitment.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### New Business

1. Discussion was held regarding the Village Zoning Fee Schedule.

2. Moved Rush, support Gordenier to accept the Village Manager's recommendation and environmental audit and recommendation and to proceed with the process to purchase Carpenter Lumber with a request made that the three items be remedied prior to closing and with a commitment from the Village to close within two weeks of the seller's clean-up at his cost.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. Moved Gordenier, support Pearson to accept the low bid and award the contract to replace sidewalk to L. Bell for \$7,725.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None  
Motion Carried

4. Moved Rush, support Gregory to accept the village Manger's recommendation to go forward with the plan and neccessary documents to obtain a right-of-way and to solicit bids for the engineering design of an additional well.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

5. Moved Rush, support Pearson to give permission to the Interfaith Counseling Service to erect a Tree of Lights at the Museum pending approval of the Dexter Area Historical Society.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

Moved Rush, support Gregory to amend the agenda to include Planning Commission Appointment.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

*Respectfully Submitted,  
Anna J. Fisher, 11-25-91  
Clerk*

*This section added as correction 12-9-91 DF.*

Moved Gordenier, support Rush to appoint K. Fisher Dworek to the planning commission to fill the unexpired term of F. Model.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

#### President's Report

Mr. Yates stated he had sent a memo to the V. Manager Monday and most items had been taken care of and he thanked Mr. Palenick for his quick response.

etina for

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

OCTOBER 28, 1991

PAYROLL COSTS (PAGE 2)	\$ 16,887.66
BILLS DUE (PAGE 4)	10,954.07
INDUSTRIAL PARK FUNDS (PAGE 5)	194,595.74
PETTY CASH (PAGE 6)	<u>54.54</u>
TOTAL BILLS AND PAYROLL COSTS EXPENDED ALL FUNDS	<u><u>\$ 222,492.01</u></u>

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

BILLS DUE

PAGE 2 OF 2

DATE OCTOBER 28, 1991

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - OCTOBER 12, 1991</u>							
Sandra J. Egeler		469.08	52.12				
Janet C. Karvel		148.61-G					
		148.62-R				148.62	148.62
James M. Palenick		190.34					
Larry N. Wagner			707.88				
Mary Ann Lamkin		294.40					
Kurt J. Augustine		155.38-G		51.79	51.79		
		207.18-IP					
Keith L. Kitchen		28.57-G					
		285.70-IP		57.14	57.14		
Patrick A. McKillen		457.96		228.98	76.32		
Derek R. Wiseley		171.31		57.10	57.10		
		285.52-IP					
Thomas C. Desmet						915.08	
Andrea M. Dorney						562.32	
Edward A. Lobdell						775.85	
Daniel L. Schlaff							475.39
Larry C. Sebring						677.32	
Loren P. Yates - President 10/91		400.84					
Donna L. Fisher - Clerk & PL. Comm Sec.		366.68					
Rita A. Fischer		150.84					
<u>PAYROLL COSTS - OCTOBER 19, 1991</u>							
Sandra J. Egeler		469.08	52.12				
James M. Palenick		95.17		118.96	118.96	118.96	118.96
Larry N. Wagner			707.88				
Janet C. Karvel		148.61-G					
		148.62-R				148.62	148.62
Mary Ann Lamkin		294.40					
Kurt J. Augustine		12.95					
		258.98-IP		38.84	38.84		38.84
Keith L. Kitchen		30.65					
		306.52-IP		45.97	45.97		30.65
Patrick A. McKillen		95.41-IP		419.79	95.41		
Derek R. Wiseley		57.10					
		285.52-IP		114.20	85.65		28.55
Thomas C. Desmet						915.08	
Andrea M. Dorney						562.32	
Edward A. Lobdell						736.60	

DATE \_\_\_\_\_

<u>PAYEE—EXPLANATION</u>	<u>CODE</u>	<u>101</u> <u>GENERAL</u>	<u>206</u> <u>FIRE</u>	<u>202</u> <u>MAJOR ST.</u>	<u>203</u> <u>LOCAL ST.</u>	<u>590</u> <u>SEWER</u>	<u>591</u> <u>WATER</u>
<u>PAYROLL COSTS - OCTOBER 19, 1991 (CONTINUED)</u>							
DANIEL L. SCHLAFF							415.00
LARRY C. SEBRING						270.92	406.39
TOTAL PAYROLL COSTS		5,964.04	1,520.00	1,132.77	627.18	5,831.69	1,811.00
<u>TOTAL</u>		<u>\$16,887.66</u>					

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	WATER
Ann Arbor News	172-901	167.04					
Ann Arbor Welding Supply Co.	VARIOUS	60.00				60.00	
Arbor Mitchell Corp.	101-956	34.60					
AT&T Credit Corp.	VARIOUS	59.09				41.09	
Business Resources, Inc.	172-727	121.17					
Crownover Concrete & Block Co.	474-974			883.50			
Danka International Calculator	172-727	142.66					
Detroit Edison st lighting	448-920	1,967.08					
Dexter Leader	VARIOUS	390.69					
Eaglebrook, Inc.	548-742					2,235.47	
Etna Supply Co.	556-977						809.10
Gross Equip/Feldkamp tire	441-937	94.50					
Koch & White Heating	265-935	90.50					
Long, Clark & Baker	101-803	1,055.00					
McKillen, Pat/reimb gas paid	441-751	27.00					
MI Bell - 426-8530	441-853	57.50					
" " - 426-8303	172-853	102.31					
" " - 426-4572	VARIOUS					143.28	71.63
New Lawn Sod Farm	VARIOUS	21.00			272.30		14.70
O'Grady, Donna-22 payment	265-970.010	600.00					
Orchard, Hiltz & McCliment	400-825.001	510.00					
Precision Scientific, Inc.	548-937					2.01	
Recycle Ann Arbor	528-816.020	170.10					
R.P.M. Excavating	474-974			199.50			
S.F. Strong	VARIOUS	111.20					
W.C. Finance Dept./tax bills	253-810	17.68					
WearGuard	VARIOUS	151.90				100.47	
Williams Sewer Service, Inc.	548-826					170.00	
TOTAL BILLS DUE		5,951.02		1,083.00	272.30	2,752.32	895.43
<u>TOTAL \$10,954.07</u>							

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: OCTOBER 28, 1991

## BILLS DUE

PAYEE EXPLANATION	CODE	CONSTRUCTION/ENGINEERING FUNDS	SEWER REPLACEMENT FUND
HURON CAMERA SERVICE, INC.	251.000.733-880.00	\$ 14.99	
ISCO, INC.	590.548.000-977.00		\$ 8,256.00
JONES & HENRY ENGINEERS	591.556.000-972.113		926.63
KRULL, JACOB	251.733.000-941.00	100.00	
W. ALMAS & SON, INC.	251.000.733-965.054	69,075.70	
CONRAIL	590.000.000-699.500	6,508.35	
DETROIT EDISON	251.000.733-965.032	2,072.00	
ORCHARD, HILTZ & MCCLIMENT	VARIOUS	107,642.07	
TOTAL BILLS DUE		\$ 185,413.11	\$ 9,182.63
<u>TOTAL \$194,595.74</u>			



DEXTER VILLAGE COUNCIL

OCTOBER 28, 1991

PETTY CASH

ADMINISTRATIVE

Council supplies	101-101-956	\$ 8.26
Postage (office)	101-172-727	11.60
Misc office supplies	101-172-956	26.27
certified postage	101-410-727	2.29

SEWER

Postage	590-548-727	3.12
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WATER

Wash truck	591-556-939	<u>3.00</u>
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TOTAL PETTY CASH EXPENDED ALL FUNDS		<u>\$ 54.54</u>
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VILLAGE MANAGER'S REPORT - October 25, 1991

- Sandra Egeler, the Village's Administrative Assistant for Accounting & Finance has resigned her position effective November 1st, to accept an accounting position with Scio Township. Mrs. Egeler has been an exemplary employee who has served the Village with diligence, commitment, creativity and skill for the last nineteen months. She will be sincerely missed. The position has been readvertised with a deadline of resume-receipt set at October 28th. At this writing the response has been overwhelming with some 67 resumes already received. Interviews will be scheduled quickly and I hope to refill the position within two weeks. Mrs. Egeler has agreed to work some evening and weekend hours to assist in training the new hire.

- While I continue to work on some proposed budget amendments to the current FY 91/92 Village budget, they are not yet ready for presentation because of a few pending situations which could alter the Village's revenue and/or expenditure outlook. I have not yet received the County's winter millage levy to calculate overall L.D.F.A. return of taxes captured; the Sheriff Departments arbitration settlement and subsequent possible request for additional retro-active payments has not yet been forwarded; and several other monthly revenue and expense line items must yet be received and evaluated.

- The Village, in conjunction with Sponsorship by Kroger, Ameritech, and Recycle Ann Arbor; and in unison with several other Washtenaw County Communities will be accepting old phone books for recycling from October 30th through November 16th. Large corrugated-cardboard "gaylord" boxes will be set up behind the Village offices at 8140 Main Street for drop-off of the books. Only phone books will be accepted; NO magazines, NO glossy paper. The Village's only cost for the program will be a \$10.00 per "gaylord box" processing fee; the boxes will hold up to 200 large phone books.

- This year the Village vacuum leaf-pickup will be conducted November 4th through the 8th again using the equipment rented from the Village of Chelsea. A second and final "pass-through" will be made beginning a week later on November 18th, 19th, and 20th. Residents must rake their leaves to the pavement or curb edge in windrows just prior to the scheduled pickup. The Village pays an hourly rate for rental of the vacuum machine and provides an insurance certificate showing coverage of the equipment during its use.

- On Tuesday, October 23rd, the W.D.C. held its annual developers showcase at the Radisson in Ypsilanti. Some 500 realtors, developers, industrialists, businessmen, and public sector officials were in attendance. The Village displayed a large aerial photo display of the Dexter Business and Research Park as well as

some 35 internally-produced brochures with attached smaller photographs. All 35 of the brochures were taken prior to evening's end and the feedback received was overwhelmingly positive.

- Construction Update:

Sanitary Sewer transmission line: This project is complete. Some "punch-list" restoration items must be remedied by the Contractor and appropriate monetary retainage has been withheld to assure compliance. Pay estimate #8 \$69,075.70; total contract cost to date: \$528,317.25.

Dexter Business & Research Park: This project also is complete save for Michcon's emplacement of underground gas main and the minor restoration of lands disturbed by utility trenching.

Baker Road: Most of the sidewalk replacement has now been completed; the drives, approaches, and intersections are curbed and paved; and all of the wiring and foundation work for the traffic signal is in place. Final restoration and seeding and/or sod work will be done over the next week; then the final wearing course of asphalt; striping; and traffic signal completion will follow.

- The Village Local Development Finance Authority met on Thursday, October 24th and authorized the sale of the Fourth and final Bond issue of the Four-part Series. Bond #4 will be for \$540,000; making the series total \$3,465,000.00. Sale of the issue should occur by the end of November with proceeds to be received by mid-December. Estimated total cost for the three, Phase II infrastructure improvement projects is projected at \$3,472,000.00. Interest earned on bond proceeds held pending disbursement will cover the difference between bond proceed revenues and actual expenditures.

- Environmental Audit - Carpenter Lumber: In your packet you have a copy of the completed Level I Environmental Audit for the Carpenter Lumber property. Having read the report in detail and then having discussed its contents with our attorney Pete Long, and the author Dr. Jaworski; I can state that overall no significant cause for alarm is present. However, there are 3 prime items of concern to be remedied prior to closing. In that light, it is my recommendation that prior to closing the seller satisfactorily mitigate the following three items in the following manner:

1. Remove from the premises and properly dispose of the 2, wall-mounted transformers ostensibly containing PCB-containing oils.
2. Remove from the premises and properly dispose of the debris contained within the abandoned coal pits; with attention paid to monitoring the debris and the appearance and condition of the bottom of the pit(s) to determine the possible presence of contaminants or leakages.

3. Remove from the premises and properly dispose of the grease/oil pit materials located in the maintenance building. This area should then be thoroughly cleaned and scrubbed and monitored for the possible occurrence of leakages.

Following the satisfactory completion of these items by the seller, I would recommend the Village close on the purchase of this property as contemplated by the previously approved and executed land-contract terms.

- Aquifer analysis report & recommendation to proceed with design engineering of additional well & treatment capacity.

You have in your packet a copy of the final engineering report on the results of the upper aquifer test well, as well as a memo from Utilities Superintendent Desmet with his recommendations in this matter. I am in concurrence with Mr. Desmet and offer the following recommendation:

The Village should proceed to develop an additional potable water production well in the 3-400 g.p.m. capacity range, along with treatment facility and transmission lines looping the system along Easterly Dan Hoey and South-Easterly Dexter-Ann Arbor Roads. We should first acquire permanent easements to assure the placement of the facilities; then solicit engineering design bids for the complete production of engineering design work to accomplish the project. Funding exists, and is budgeted for, this design work yet this fiscal year.

# VILLAGE PARKS COMMISSION

8140 MAIN STREET  
DEXTER, MICHIGAN 48130

TO: Village Council  
FROM: Dexter Parks Commission  
DATE: 10/25/91

At the 10/22/91 meeting of the Dexter Parks Commission the following action took place:

- a. Moved Wolcott, second Adams that the sign wall for Peace Park follow the radius and location in the original plan approved by Council, and that the wall height be set at 30 inches.  
Note: the sign wall may be built incrementally as funds permit up to the limit specified in the original plan.  
Motion passed unanimously
- b. Parks Commission feels that the protection which has been put around the permanent horseshoe stakes in Warrior Creek Park may not be sufficient to protect the Village from possible liability claims. The original agreement with the group installing the stakes was that the group would make sure that such protection was taken care of. Council may wish to pursue this matter.

3268 Central,  
Dexter, Michigan  
48130

Dear Members of the Council:

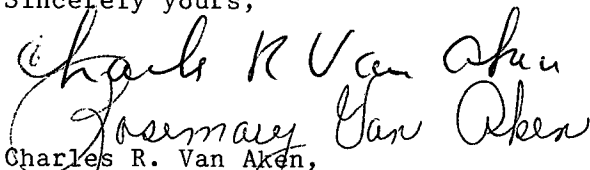
Since my concerns about the expansion have not changed, I am attaching a copy of the letter I wrote to the Planning Commission in May for your review.

I think that my concerns echo very much the zoning ordinance presently existing. I have asked that the fence separating the restaurant property from ours be eight feet instead of the six feet in the ordinance because of the grade that cars will take coming from Dexter-Ann Arbor Street as they approach my home can shine their headlights into our windows. In the back, from my garage to the alley, the fence should be six feet, per the ordinance, not tapering to four feet as I originally requested. This does not seem too much to ask, especially in view of the number of major variances the restaurant has received.

Has the failure to supply a loading ramp been addressed by the Commission? If I recall correctly, a loading ramp is also a part of the zoning ordinance. Has the direction of traffic in the alley been discussed or decided upon yet? If traffic flows from the restaurant to the right it will largely eliminate my concern about safety as I enter the alley from my drive next to the dumpster which blocks the view of traffic coming from the south. Has the position of the dumpster been decided? The size of the garbage pick-up truck requires enough room for it to maneuver in the alley or on the restaurant property.

Thank you for your consideration.

Sincerely yours,

  
Charles R. Van Aken,  
Rosemary Van Aken

3268 Central,  
Dexter, Mich.  
48130  
May 14, 1991

Dear Members of the Planning Commission, Dexter:

This letter contains some of our concerns about the expansion and changes in the Heritage Inn. But first of all let me explain that I feel that in Cousin's request for a Variance in which he complains that I am in violation, is grossly improper. His request for a waiver should be based on the facts as they pertain to him and the Ordinance, not that someone else is non compliant. But to set the matter straight; The structure which he refers to is my garage which has been in that same spot for nearly a hundred years!!! That old barn has held horses and coffins when the house was an undertaking establishment, around the turn of the century,. What kind of zoning ordinances were there then? Grandfathering is considered a violation??? If that is the case, most of the houses in Dexter are in violation!!!

Over the period of time since the restaurant has become operational the traffic in the alley has increased considerably. The proposed route through the property will channel all vehicles which park on the restaurant property to exit into and through the alley increasing the traffic even more. Dust raised by the traffic through the alley is a problem. Many of the cars which park in the lot now belong to restaurant employees or the owners, so they would continue to use the alley as a driveway and the other parking places would also feed into the alley. If the plans as they are now are put into effect, the first 6 or 8 cars to arrive for dinner will find a parking place in the lot. The others will drive through, find nothing because the employees have filled the parking lot and park on the street.

Most delivery trucks block the alley when leaving supplies even though there is often enough room that if they pulled over a little, the right of way would be open.

A garbage dumpster is placed at the back of the presently existing parking lot and is emptied by the contracted village rubbish collector. Until the last few days the dumpster has been placed so that most of the time it sticks out beyond the property line of the restaurant into the alley. The placing of the dumpster makes exiting from my driveway and my neighbor from his, hazardous since the container blocks the view of the two way traffic. While Mr. Cousins certainly has the right to put his property to its most prudent use, it would seem that neighborhood safety and satisfaction should also be a factor. In addition, the dumpster smells bad since it often contains raw garbage which has either not been placed in a

plastic bag initially or has been spilled from it. Flies and maggots are common.

I am concerned about the proposed parking lot since it will be used primarily at night - it will be lighted. Lights should be screened so that we do not have them interfering with evening activities or entertainment in our yard, or even more importantly focused so that they do not come in our windows disturbing our personal comfort and privacy.

Traffic entering the restaurant parking lot will enter from Main street and go up a slight grade before it turns to go into the proposed lot. I requested an eight foot screening fence be installed to help reduce the noise that will be created by additional diners trying to get into the parking lot, the glare from their headlights, the slamming of car doors and the bustling activity that many additional cars will create. Mr. Cousins made me aware that there is a village ordinance that fences be no taller than six feet. Because of the incline from Main to the back of the property I feel that the additional two feet is necessary. Mr. Cousins has agreed to install a fence on the property line six feet high from the point where his property, mine, and the Cottage Inn have a common corner to the southwest corner of my garage and a picket fence on the rest of our property line. That fence is to be on the property line dividing the properties or on his property. THE PICKET FENCE IS NOT SATISFACTORY. It does not meet the Village of Dexter Zoning Ordinance Section 5.04 Section B.

There are a number of answers to the problems which a restaurant creates. One consists primarily of just getting along with the neighbors. If the proposal and driving route is approved as it stands then paving the alley from the drive to the sidewalk would eliminate a dust problem from the traffic. Moving the dumpster to the spot in front of the kitchen, where Cousins parks his van, would eliminate the blind spot in driving into the alley from our driveways. I suspect it would also eliminate the odor problem as his employees would no longer be "uneducateable" as Mr. Cousins has called them, but would see that the garbage was properly sealed to eliminate flies, maggots and malodor. Good sense would also suggest enclosing the dumpster as many other restaurants do. It is also listed as a requirement in the Zoning Ordinance.

While garbage is a by-product of food serving it does not have to be obnoxious to those in the area, and removing it does not have to be dangerous to neighbors. The dumpster often smells bad since it has often contained raw un-contained garbage which has either not been put in a plastic bag and tied or has been split because the bag has split. The smell attracts flies, and maggots grow profusely.



Noise in itself should be addressed. The air exhaust system is noisy in a low pitched constant rumble from the roof of the kitchen. The neighbors must also be bothered by the garbage crew which attacks the dumpster early in the morning at an hour when most people are still in bed, as early as 5:45 am.

Other answers are to require the traffic to enter and exit via the same entrance from Main. Creating a smaller addition to the existing building could create a few more parking spaces as could eliminating the patio, bringing the proposal a little closer to the requirements. But these are things that the planning commission should have considered, to bring this proposal into compliance with the Ordinance. Since the variances have been accepted by the Council further discussion seems futile.

The Preamble to the Ordinance gives a mighty powerful impetus to be impartial. I have never served on a committee which was not given a charge. What is your charge or reason for existing? I see it as a body which considers all the ramifications, not just the people requesting the variance, but the neighbors and how it affects them, and the entire neighborhood and of course the entire town, as it decides how to adjudicate the ordinance. Common courtesy takes care of a lot of the problems, thoughtfulness a lot more and, prudent interpretation of the ordinance the rest, as it is applied fairly and equally to everyone.

What do I expect you to do?

1. Direct Cousins to move the dumpster to a safer location, enclose it, and sanitize it daily. Preferably the parking areas presently used by Cousins himself.
2. Direct traffic in the alley as it was when the restaurant was in its early stages. Direct traffic from the northern most part of the Cousins lot down the alley to the south. Direct traffic from that point up the alley to the north.
3. Pave that section of alley from Cousin's northern most access to the alley to the Main Street.
4. Direct that the lighting be shielded so as not to interfere with our activities.
5. Direct Mr. Cousins to erect an eight foot screening fence on the property line from the corner of my garage following the property line to the corner which meets my property and that of the Cottage Inn. Said fence should be sturdily constructed to help shield out noise and effectively screen lights from automobiles parking or using the drive. The fence should be on the entire property

line with the remainder of the fence six feet, solid construction and tapering to four feet where the common property lines meet the alley, and which meets with my approval. Cousins should also be responsible for the maintenance of the fence. In addition there should be curbing at the parking areas to avoid automobiles inadvertently destroying the fence by bumping it as they park.

6. Require the garbage collectors to pick up commercial garbage in residential neighborhoods at an hour more consistent with their daily lives, such as after 8:00am.

7. Finally in the future, notify landowners whose property abutts that where a variance is requested, by mail, so that they have knowledge of discussion concerning their land and the opportunity to attend meetings and voice their suggestions, objections, or approval to the variances.

Thank you for your consideration.

Sincerely yours,

Charles R. Van Aken,  
Rosemary M. Van Aken

DEXTER VILLAGE COUNCIL  
SPECIAL MEETING  
OCTOBER 30, 1991

The meeting was called to order by President Yates at 8:02 p.m. at the First of America Building, 8123 Main Street.

Present: Gordenier, Baroni, Rush, Gregory, Genske, Yates. Pearson arrived at 8:20 p.m.

Absent: None.

Moved Genske, support Gregory to approve the final site plan for the Cousins Heritage Inn expansion as recommended by the Planning Commission.

Council pursued discussion on the following three concerns associated with the site plan:

Proposed fence height and location; site lighting; and refuse dumpster location.

Paul and Pat Cousins, 7640 Forest Street, site-plan applicants offered explanation as to the proposed features of the plan. Other non-recognized speakers addressed Council as well; both questioning features of the plan and requesting amendment to that which was proposed.

Following discussion, Councilperson Genske amended his motion, with support from Gregory, to now read:

To Approve the final site plan for the Cousins Heritage Inn expansion as recommended by the Planning Commission with the addition of fence modification to 6-feet high according to specifications established by Council.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Genske, Yates.

Nays: None MOTION CARRIED.

The meeting was informally adjourned at 9:00 p.m. by President Yates; no formal motion was offered.

Respectfully submitted.

James M. Palenick  
Acting recorder

Filing Approved

*XJ*

11-11-91

MEMORANDUM

TO VILLAGE COUNCIL

FROM DONNA FISHER, ADM. SECRETARY TO THE PLANNING COMMISSION

SUBJECT PLANNING COMMISSION MEETING OF OCTOBER 28, 1991

DATE OCTOBER 30, 1991

The following action took place at the October 28, 1991, special meeting of the Planning Commission -

4. Special Business

a. Final Site Plan Recommendation for Cousins Heritage Inn; Applicant Paul Cousins, 7954 Ann Arbor Street

Moved Bishop, support Fisher to recommend the Village Council approve the final site plan for Cousins Heritage Inn expansion at 7954 Ann Arbor Street subject to the changes noted on the site plan review committee report (copy attached), receipt of reports from the Fire Department, Village Engineers, the Public Works Department and the Public Utilities Department; the installation of a right turn only sign at the exit of the parking lot, and the extension of a four foot high fence to meet the existing structure on the neighbors property, and subject to the variances granted at the 4-22-91 and 10-14-91 Zoning Board of Appeals meetings.

Ayes: Bishop, Arbour, Fisher, Bell, Betz

Nays: None

Motion Carried

(Absent: Hansen, Hosmer)

(Commissioner Cousins was not seated at the meeting table and did not vote on this issue)



**ORCHARD, HILTZ & McCLIMENT, INC.**  
**CONSULTING ENGINEERS**

34935 Schoolcraft Road  
Livonia, Michigan 48150  
(313) 522-6711 - Fax (313) 522-6427

October 28, 1991

Melvin E. Orchard  
William C. McCliment  
David L. Marmer  
Kenneth R. Oscarson  
Keith W. Risdon  
Robert R. Breen  
Daniel G. Fredendall  
Alan K. McComb  
J. Paul McNamara  
Kenneth S. Wilkerson

Village of Dexter  
8140 North main street  
Dexter, Michigan 48130

Attention: Mr. Mary Ann Lamkin, Planner

Regarding: Cousin's Heritage Inn  
Final Site Plan

Dear Ms. Lamkin:

The plans for the proposed revisions for Cousin's Heritage Inn have been reviewed and they have not been approved. The review comments have been compiled below.

The perimeter of the parking area must have concrete curb and gutter and the parking lot 3" asphalt pavement should have an eight inch (8") aggregate base of either 21-A, 21-AA crushed limestone or 23-A limestone.

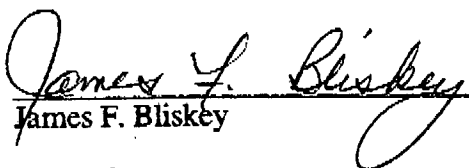
The proposed 3-inch (3") orifice restrictor on the storm sewer lead should be noted and indicated in the plan and the profile views.

The detention volume depicted is adequate to satisfy the Village requirements.

If you have any questions regarding this matter, contact the undersigned at (313) 522-6711.

Very truly yours,

ORCHARD, HILTZ & McCLIMENT, INC.

  
James F. Bliskey

JFB/jml  
#130-91-151  
Enclosures

cc: Donald D. MacMullin & Associates

# VILLAGE PLANNING COMMISSION

8140 MAIN STREET  
DEXTER, MICHIGAN 48130

October 28, 1991

Site Plan Review  
Cousins Heritage Inn

Final Site Plan

The required information was provided completely with the exception of #16, 28, 30 & 46.

All standards for review were met provided all reports under #3 are provided by Village.

Site Plan Review committee recommends approval subject to the satisfactory receipt of all reports with requested changes being met by the applicant and approved by Village Engineers.

Paul Bishop  
On Behalf of Site Plan Review Committee

**VILLAGE OF DEXTER**  
Final Site Plan Check Sheet  
(Section 9.04)

Project Name Heu Page 200  
Project Location \_\_\_\_\_  
Case Number \_\_\_\_\_  
Review Date 10-26-91

(For Village  
Use Only)

**REQUIRED INFORMATION**

**ACCEPTABLE**

YES NO

1. Twenty copies of the final site plan. ✓
2. Scaled drawing not greater than 1 inch = 200 ft. ✓
3. Scale, north arrow, name and date of plan; date of revisions. ✓
4. Name and business address of property owner and/or applicant; interest of applicant in property; name and address of developer. ✓
5. Name and address of designer: Architect, Community Planner, Professional Civil Engineer, Landscape Architect, and/or Professional Land Surveyor. ✓
6. Vicinity map. ✓
7. Legal description of property; dimensions to include angles, bearings and distances. ✓
8. Boundary survey prepared by Professional Land Surveyor correlated with legal description. ✓
9. Existing topography (minimum 2 ft. contour interval). ✓
10. Existing natural features (tress, wooded areas, streams, marshes, ponds, and wetlands).  
     Deciduous trees - 6" caliper or larger  
     Evergreen trees - 6" height or taller  
     Groups of trees - outline of total canopy ✓
11. Existing buildings, structures and all improvements (drives, Sidewalks, utility poles, towers, pipelines, excavations, etc.). ✓
12. Existing easements and/or rights-of-way. ✓
13. Existing ditches, bridges and culverts with elevations, invert elevations, and drainage directional arrows. ✓ *ROOF* *Invert* *Parking* *See Engineer?* *Per Art.*
14. Clear indication of the improvements to remain and/or to be removed. ✓
15. Listing of Deed Restrictions, if any. ✓
16. Adjacent property owner, use, and zoning. ✓ *Owner* *not clear*
17. Location of adjacent buildings, drives, parking lots, and other improvements. ✓
18. Existing public water system showing size of mains, horizontal location relative to property lines, and hydrants. ✓
19. Existing public sanitary sewer main showing size of main, horizontal location relative to property lines, manholes and invert elevations. ✓

REQUIRED INFORMATION (cont).

Use Only)

ACCEPTABLE

YES NO

- |     |  |         |                       |
|-----|--|---------|-----------------------|
| 20. | Existing public storm sewer main showing size of main, horizontal location relative to property lines, manholes, catch basins, inlets, and invert elevations.  | ✓       | _____                 |
| 21. | Existing wells and size with locations relative to property lines.   | NA.     | _____                 |
| 22. | Existing septic tanks and drain fields with locations relative to property lines.  | NA.     | _____                 |
| 23. | Existing street names and right-of-way widths on or adjacent to the property; surface type and width; spot elevations at intersection with proposed streets and drives.  | ✓       | _____                 |
| 24. | Zoning of subject property.  | ✓       | _____                 |
| 25. | Location and dimensions of required yards.   | ✓       | _____                 |
| 26. | Floor area ratio coverage (%).<br>Note: In case of residential units, the plan shall note dwelling unit density, lot area per dwelling unit, and a complete schedule of the number, size and type of dwelling units.   | ✓       | _____                 |
| 27. | Proposed grading plan.   | ✓       | _____                 |
| 28. | Proposed buildings and/or structures with exterior dimensions and locations relative to property lines.  | NA.     | ✓                     |
| 29. | Distances between proposed buildings and/or structures.  | ✓       | _____                 |
| 30. | Height and number of stories of proposed buildings and/or structures.  | 1 story | 21' building height ✓ |
| 31. | Finished floor elevations and contact grades of all proposed buildings and or structures.  | ✓       | _____                 |
| 32. | Location and alignment of all proposed street and drives with rights-of-way where applicable.  | ✓       | _____                 |
| 33. | Proposed street construction showing surface type, width, and curb and gutter, where applicable; typical cross section showing surface, base and sub-base materials and dimensions; curb and gutter typical cross section; turning lanes, entries and exits showing details of widths. | NA.     | _____                 |
| 34. | Proposed parking lots: Dimensions and angle of spaces, aisles and drives; number of normal and handicap spaces; proposed grading and drainage; typical cross section showing surface, base and sub-base materials and dimensions.  | ✓       | _____                 |
| 35. | Location and size of proposed improvements of open spaces and recreation areas; and maintenance provisions for such areas.   | NA.     | _____                 |
| 36. | Location, width and surface of proposed sidewalks and pedestrian ways.   | ✓       | _____                 |
| 37. | Location and type of proposed screens and fences; height, typical elevation and vertical section of screens, showing materials and dimensions.   | ✓       | _____                 |



REQUIRED INFORMATION (cont).

ACCEPTABLE

YES NO

38. Location of proposed outdoor trash container enclosures; size, typical elevation and vertical section of enclosure, showing materials and dimensions. ☒
39. Location, type, size, area and height of proposed signs. ☒
40. Layout, size of lines, inverts, hydrants, drainage flow patterns, location of manholes and catch basins for proposed sanitary sewer, water and storm sewer utilities; location and size of retention ponds and degrees of slope of sides of ponds; calculations for size or storm drainage facilities; location of electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks and drain fields where applicable. ☒
41. Proposed Final Engineering Drawings for:  
Grading Plan ☒  
Sanitary Sewer Plan: Profiles of all lines with size and type of pipe, manholes, and invert elevations. ☒  
Storm Sewer Plan: Profiles of all lines with size and type of pipe, manholes, inlets, catch basins and invert elevations. ☒  
Water Main Plan: Profiles of all lines with size, type of pipe and depths, hydrants, valves and gate wells. ☒
42. Approval of Item 41 by the Village Engineer. ☒
43. Landscape plan showing location and size of plant materials. ☒  
*Picket Fence 2' 41" on side 1 foot*
44. Temporary and permanent soil erosion control plan. ☒
45. Location, dimensions and materials of proposed retaining walls; fill materials; typical vertical sections; restoration of adjacent properties, where applicable. ☒
46. Location, type, direction and intensity of proposed outside lighting. ☒  
*150 watt light bulb*
47. Right-of-way expansion where applicable; reservation or dedication of right-of-way to be clearly noted. ☒

*See Engineering Reports*STANDARDS FOR REVIEW

1. Plan conforms to Preliminary Site Plan as approved by the Village Council. ☒
2. Plan meets all applicable standards in Section 9.03.C. ☒
3. Plan meets the specifications of Dexter Village for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services, and has been approved by the Village Fire Chief and Village Engineer. ☒  
*EXCEPTIONS*
4. Proposed development will not cause soil erosion or sedimentation problems. ☒

STANDARDS FOR REVIEW (cont).

ACCEPTABLE

YES NO

5. Drainage plan is adequate to handle anticipated storm water runoff onto neighboring property or overloading of water courses in the area.
6. Proposed development is coordinated with improvements serving the subject property and with other developments in the general vicinity.
7. Outside lighting will not adversely affect adjacent or neighboring properties, or traffic on adjacent streets.
8. Outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.
9. Grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties.
10. Parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent street.
11. Plan meets the standards of other government agencies, where applicable, and the approval of these agencies has been obtained or is assured.
12. Plan provides for the proper expansion of existing public streets serving the site, where applicable.

*See 2-5 271*

✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	

Reviewed by: Morm Becc, Phil Brown, Paul Bishop  
& Rick Fisher.

(Revised November, 1989)

DATE: November 7, 1991

MEMO: Cousin's Heritage Inn Final Site Plan Approval

TO: Village Manager/Village Council

FROM: Mary Ann Lamkin/Zoning Administrator/Planner

The following will represent an accounting and subsequent resolutions of the areas of concern referenced by the Village Planning Commission, Village Engineer, Staff Review, two adjacent property owners, and the Village Council regarding the final site plan approval of the Cousin's Heritage Inn addition expansion:

#### VILLAGE PLANNING COMMISSION

Site plan review committee met and reviewed the final site plan and made reference to 5 minor points to be addressed before approval. (from site plan review check sheet)

1. # 16 Adjacent property owner, use, and zoning. This was addressed on final site plan.
2. # 28 Proposed building and/or structures with exterior dimensions and locations relative to property lines. This was addressed on preliminary site plan.
3. # 30 Height and number of stories of proposed buildings. This was addressed on preliminary site plan.
4. # 43 Landscape plan showing location and size of plant materials. (picket fence) The location of the transition buffer (fence) was discussed by Village Council, the Applicants, and the two adjacent property owners with a final compromise agreement between the owners of Cousin's Heritage Inn and the two adjacent property owners.
5. # 46 Location, type, direction and intensity of proposed outside lighting. The issue of the intensity and the direction of the lighting was resolved by reference to Section 6.02 (B)(4) Lighting fixtures used to illuminate any off-street parking areas shall be so arranged as to reflect the light away from any adjoining streets or residential lots. This enforceable; applicant had already agreed to this condition, as it related to his site, before the final site plan approval meeting.

#### VILLAGE ENGINEER (Orchard, Holtz, & McCliment, Inc.)

1. The perimeter of the parking area must have concrete curb.

and gutter and the parking lot 3" asphalt pavement should have an (8") aggregate base of either 21-A, 21AA crushed limestone or 23-A limestone.

2. The proposed 3-inch orifice restrictor on the storm sewer lead should be noted and indicated in the plan and the profile views.

#### **STAFF REVIEW (DPW)**

1. Refuse: Trash area needs to be increased to 12' x 12' area. Zoning Administrator communicated with Len's Rubbish Removal about the requested size of the DPW. I indicated to Bob (owner of Len's Rubbish Removal) that we could not require an increase in the size of the trash container size without first amending the ordinance requirements that deal with the required size of the dumpster pad. Future planning commission meetings will address his concerns. Dumpster size was not changed as a condition by the Village Council in their final approval.

#### **PROPERTY OWNERS - CHARLES VAN AKEN & ART VAN HOOSEAR (BOTH ON CENTRAL)**

1. Location of the dumpster on final site plan was a major concern of both property owners. Sight limitations experienced by existing and entering the alley and general nuisance type issues about the dumpster were their main concerns. Council addressed these issues.
2. The height, style, kind, and location of the buffer fence was also a major concern of the two adjacent property owners. Council addressed this issue.
3. The nuisance of off-street lighting and how it would be handled was addressed by Council.
4. The continual problem of illegal parking in the alley and on private property by the patrons of the Cousin's Heritage Inn were addressed by Council.

#### **VILLAGE COUNCIL**

A discussion between the owners of the Heritage Inn; Mr. & Mrs. Paul Cousin's, the adjacent property owners; Mrs. Charles Van Aken, Mr. & Mrs. Art Van Hoosear, and the Village Council brought about a compromise to the four major issues concerning the respective adjacent property owners through an offer made by Mr. Paul Cousins.

The original offer made by Mr. Cousins and the subsequently amended acceptance by the adjacent property owners to be understood as follows:

1. The dumpster will move to the area it originally occupied prior to a legal survey which lead to the loss of the property it once sat upon.
2. The move of the dumpster is predicated upon the completion of a land exchange between property owners; Mr. & Mrs. Charles Van Aken and Mr. and Mrs. Paul Cousins. ( a drawing is hereto attached noting the land exchange and the conditions made acknowledging the agreement to the exchange)
3. The fence perimeter will be designed and styled per the final site plan. The height of the fence shall be as follows:
  - a (4) four foot fence to placed from the alley to the first right angle in the property description; to proceed with a finished height of (6) six feet (according to the design style on final site plan) until the fence reaches the existing structure of Charles Van Aken; at which point it shall cease and then begin again after it has cleared of the accessory structure; to the end of the property line of the Cousin's Heritage Inn.
  - (the fence which will run along the respective property owners property line which now occupies the existing exterior light on the parking lot of the Cousin's Heritage Inn, shall be placed so that it's runs parallel to and next to the existing base of the exterior light, thereby acknowledging a clear and straight property line with the understanding the the exterior light totally occupies property owned by Mr. Paul Cousins.)
4. The exterior lighting will be enforced through Section 6.02 (B)(4).
5. The illegal parking in the alley and the illegal parking on private property has been addressed through notice of the problem to the Washtenaw County Sub-station officers.
6. NO PARKING signs shall be placed in the alley to help control the illegal parking problems. Additionally, a RIGHT HAND TURN ONLY sign shall be placed upon leaving the Cousin's Heritage Inn site.

All parties must realize construction might temporarily place a burden upon the precision/accuracy of the placement of the dumpster. I will continue to coordinate the efforts of all parties concerned. Hopefully, we will see eventually relief after

construction and the final location of the dumpster.

Copies of this memorandum will be distributed to all the concerned parties, as well as to the planning commission and all members of the Village Council.

# VILLAGE OF DEXTER

Loren P. Yate, President  
James M. Palerick, Manager

8140 MAIN STREET  
DEXTER, MICHIGAN 48130  
(313) 426-8303

Donna L. Fisher, Clerk  
Rita A. Fischer, Treasurer

October 29, 1991

Washtenaw County Sheriff's Dept.  
Sub-Station 8050 Main  
Dexter, MI 48130  
971-9042

Dear Office Davis:

Please let this letter serve as an official understanding of our conversation regarding the traffic problems associated with the Cousin's Heritage Inn and the illegal use of the alley for parking by patrons and the illegal parking of patrons on private property.

I have informed the respective adjacent property owners of their rights regarding these kinds of traffic/parking violations and my subsequent conversation with you. Hopefully, our joint cooperation will resolve these problems.

Thank you for your help and consideration regarding this matter.

Respectfully submitted,



Mary Ann Lamkin  
Zoning Administrator/Planner

cc: 7954 Ann Arbor  
3268 Central  
3276 Central

# VILLAGE OF DEXTER

Don P. Yates, President  
James M. Palenick, Manager

840 MAIN STREET  
DEXTER, MICHIGAN 48130  
(313) 426-8303

Donna L. Fisher, Clerk  
Rita A. Fischer, Treasurer

November 5, 1991

Len's Rubbish Removal  
382 Tiplady Rd.  
Pinckney, MI 48169

Dear Bob:

I am writing this letter to you with hopes that we can resolve the problem that continues at the Cousin's Heritage Inn with regards to the placement of the trash container next to the alley.

There seems to be a long standing problem associated with the correct positioning of the trash container after it is emptied. Apparently, the trash container is not being placed far enough from the alley onto the Cousin's property so that it doesn't affect the sight ability of traffic entering or existing from the adjacent properties.

If you could contact my office so that we can resolve this problem, I would greatly appreciate your efforts in this matter. Thanks.

Respectfully submitted,



Mary Ann Lamkin  
Zoning Administrator/Planner

cc: 3268 Central  
7954 Ann Arbor St.





Cousins to try for survey - title work recording  
copy to go to C. Van Aken.

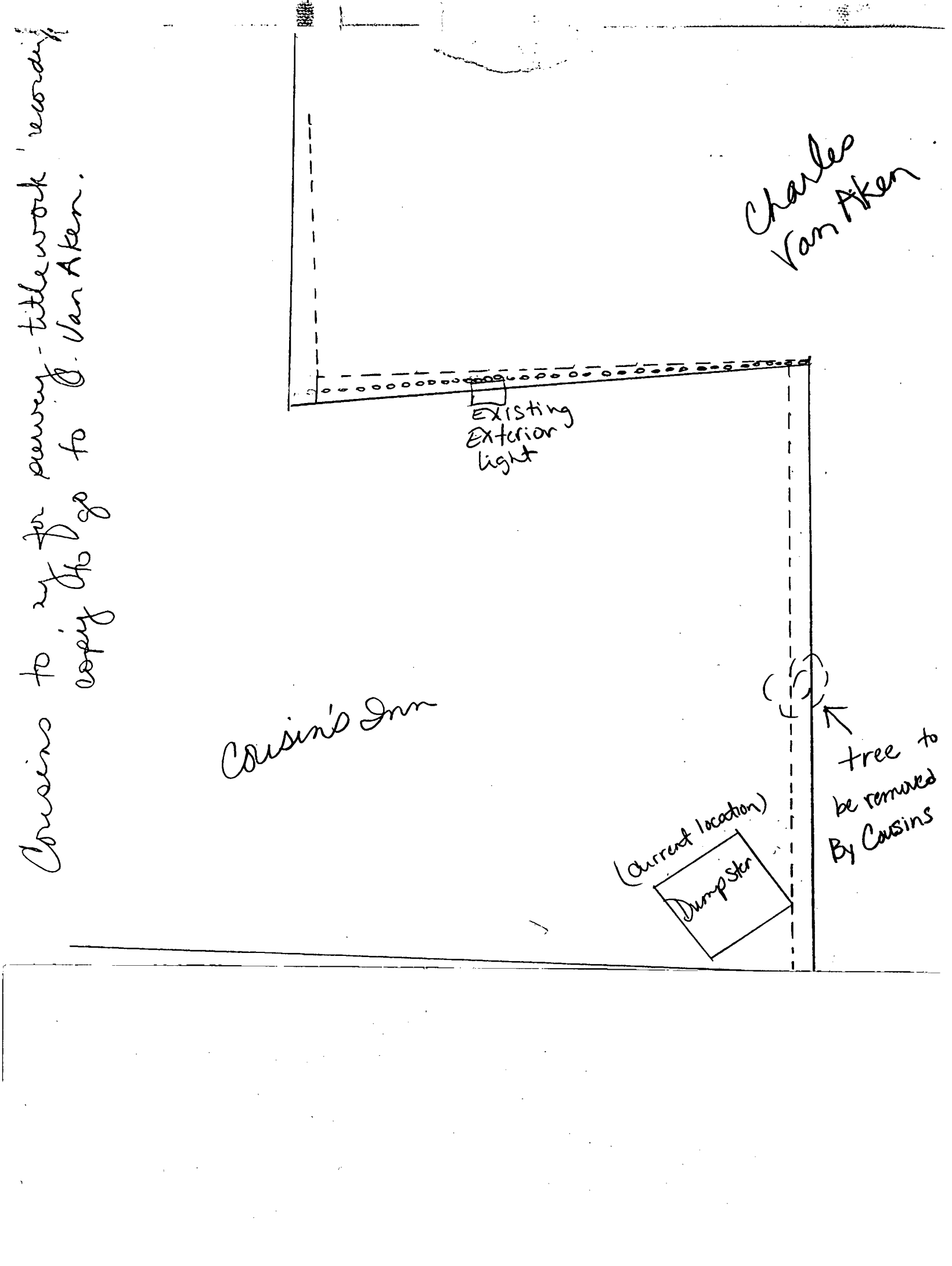
Cousin's Inn

Charles  
Van Aken

Existing  
Exterior  
light

(current location)  
Dumpster

tree to  
be removed  
By Cousins



DEXTER VILLAGE ZONING BOARD OF APPEALS

NOVEMBER 11, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING:

REQUEST FOR WAIVER OF SECTION 4.04 C,2(a) & (b) OF R-1C,  
FRONT & SIDE YARD SETBACKS; RONALD MILLER, 7654 FOREST  
APPLICANT.

APPROVAL OF MINUTES FROM THE OCTOBER 21, 1991 Z.B.A. MEETING.

NEW BUSINESS:

1. REQUEST FOR ZONING VARIANCE FOR 7654 FOREST STREET  
TO WAIVE FRONT & SIDE YARD SETBACKS; RONALD MILLER,  
APPLICANT.

ADJOURNMENT

DEXTER VILLAGE COUNCIL

REGULAR MEETING

NOVEMBER 11, 1991

AGENDA

CALL TO ORDER IMMEDIATELY FOLLOWING Z.B.A. MEETING -  
FIRST OF AMERICA BUILDING, 8123 MAIN STREET

ROLL CALL

PUBLIC HEARING

APPROVAL OF MINUTES OF THE OCTOBER 28, 1991 REGULAR MEETING AND  
THE OCTOBER 30, 1991 SPECIAL MEETING.

PRE-ARRANGED CITIZEN PARTICIPATION\*

- 1.) SUE MAJOR; DEXTER CO-OP NURSERY SIGN REQUEST.
- 2.) DYLLIS WISELEY; HISTORICAL SOCIETY LUMINARIA REQUEST.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING

2. PARKS

3. DOWNTOWN DEVELOPMENT AUTHORITY

AD HOC COMMITTEES

1. VILLAGE OFFICE FACILITIES

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

OLD BUSINESS

NEW BUSINESS

1. DEXTER CO-OP NURSERY SIGN REQUEST.
2. HISTORICAL SOCIETY LUMINARIA REQUEST.
3. CHRISTMAS TREE SALES AT HEARTS AND FLOWERS.
4. COMMUNITY BAND SIGN REQUEST FOR FALL CONCERT.
5. REBEKAH LODGE #460 - SALVATION ARMY BELL RINGERS.
6. COMPENSATION OF PRESIDENT & COUNCIL MEMBERS.
7. CONTRACT WITH WASHTENAW COUNTY SHERIFF:
  - A. REQUEST FOR RETRO-ACTIVE PAYMENTS.
  - B. CONTRACT FOR 1992.
8. VILLAGE MANAGER'S CONTRACT.

9. *Adm. Assistant to Accounting and Finance*  
PRESIDENT'S REPORT

10. *See Red Ribbon Campaign*

AUDIENCE PARTICIPATION

ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
NOVEMBER 11, 1991

The meeting was called to order by President Yates at 8:17 P.M.

Present: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Absent: Genske

The minutes of the October 30, 1991, special meeting were approved as presented.

Pre-arranged Citizen Participation

1. S. Major explained the Co-op Nursery bazaar sign request
2. D. Wisley explained the Luminaria request

Item 9. Administrative Assistant to Accounting and Finance and Item 10. Jaycee Red Ribbon Campaign were added to the agenda under New Business.

Moved Baroni, support Pearson to approve the agenda as amended.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Non-arranged Citizen Participation

1. W. Steptoe requested a break in the meeting to have agendas distributed to the citizens present at the meeting.

Communications

- trees have been donated to the Village by Mr. Foster
- Village engineers would be available to sponsor a ribbon cutting for completion of phase 2 of the IP and Dan Hoey Road

Moved Gregory, support Baroni to approve bills and payroll costs in the amount of \$429,413.58.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Reports

Fire Department - The Village must appoint a representative to fill the unexpired term of G. Baroni.

Planning Commission - Council received Written report (Copy attached)

DDA - Mr. Yates stated the DDA would be meeting shortly to figure out where to go from here.

V. Manager - Council received written report (Copy attached)

New Business:

1. Moved Pearson, support Baroni that we approve of the sign request for the Dexter Co-op Nursery for their Christmas bazaar December 7th with the signs posted 10 days prior to their event.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

2. Moved Baroni, support Pearson to grant the Historical Society request to hold a Luminaria event in the early evening hours on December 24th.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. Moved Rush, support Gregory that Hearts and Flowers has Council's permission to have Christmas tree sales providing no right-of-way is blocked.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

4. Moved Gordenier, support Pearson to grant the Community Band sign request for sign placement 10 days prior to November 19th.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

5. Moved Baroni, support Pearson to grant the request of Rebekah Lodge 460 regarding Salvation Army bell ringers December 13 and 14 from 8 A.M. to 8 P.M.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

6. Moved Rush, support Gordenier, to hold a public hearing for the purpose of changing the ordinance for compensation of Village President and Trustees to read: 27.001, "The President shall receive the sum of one hundred dollars (\$100.00) and each Trustee shall receive the sum of forty dollars (\$40.00) paid from the General fund for each regular meeting of The Village Council attended by them during their term of office. No compensation shall be paid for a meeting not attended."

Ayes: Rush

Nays: Gordenier, Baroni, Gregory, Pearson, Yates

Motion Denied

7. Discussion was held regarding the current funding of the Sheriff's contract.

8. Moved Baroni, support Gordenier that the Village of Dexter not renew or enter into a new contract with Jim Palenick for the position of Village Manager, request Mr. Palenick remain on the job through 12-31-91, and that the Village provide him with 30 days severance pay and letter of recommendation, and additionally the Village President appoint a 5 member committee to proceed with recruiting effort to prepare a recommendation to the Council on potential candidates for said position; five member committee to consist of 2 councilpersons, 2 representatives from general public and the Village president.

Ayes: Gordenier, Baroni, Pearson, Yates

Nays: Rush, Gregory

Motion Carried

9. Moved Baroni, support Gordenier to accept the Village Manger's recommendation to hire Fern Jackson to fill the position of administrative assistant and accounting finance clerk.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

10. Moved Baroni, support Gordenier to grant the request of the Dexter Jaycees to have a Red Ribbon week December 17-23 and to adopt the resolution they gave to us. (Copy attached)

Ayes: Gordenier, Baroni, Pearson, Yates

Nays: Rush, Gregory

Motion Carried

President Yates thanked the people who worked hard on the DDA project.

#### Audience Participation

P. Bishop, 7531 Forest Ave., questioned as to when Council had reviewed the Village Manger's performance.

H. Liddiard, 7638 Second, stated that she believed Council's action of the evening had denied Mr. Palenick due process.

K. Dworek, 7105 Ann Arbor Road, questioned Council regarding their evaluation of the Village Manager.

P. Cousins, 7648 Forest, asked Council members to state the reasons why they did not wish to keep Mr. Palenick employed in the Village and stated he believed Mr. Palenick has done an exemplary job.

W. Steptoe, 7250 Dan Hoey Road, requested information from the Village president regarding the Dapco landscape plan.

J. Dworek, 7105 Ann Arbor Road, spoke in support of Trustees Rush and Gregory's Nay votes on the motion to not continue Mr. Palenick's employment

S. Betz, 3592 Cushing Court, questioned who would be "in charge" when Mr. Palenick would no longer be on the job.

J. Simonds, property owner in the Village, stated she believed the Council was acting on selfish motives and that they have been elected to serve the people of the Village.

The meeting was adjourned by the president at 9:35 P.M.

Respectfully submitted,



Donna L. Fisher  
Village Clerk

Filing Approved-----

11-25-91

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

NOVEMBER 11, 1991

PAYROLL COSTS (PAGE 2)	\$ 16,963.21
BILLS DUE (PAGE 3)	75,305.99
INDUSTRIAL PARK FUNDS (PAGE 4)	<u>337,144.38</u>
TOTAL BILLS AND PAYROLL COSTS EXPENDED ALL FUNDS	<u><u>\$ 429,413.58</u></u>



PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - OCTOBER 26, 1991</u>							
Sandra J. Egeler		260.60	52.12				
Janet C. Karvel		148.61-G					
		148.62-R				148.62	148.62
James M. Palenick		475.86		118.96	118.96	118.96	118.96
Larry N. Wagner			682.74				
Mary Ann Lamkin		294.40					
Kurt J. Augustine					517.96		
Keith L. Kitchen					551.76		
Patrick A. McKillen				152.65	610.62		
Derek R. Wiseley					428.28		
Thomas C. Desmet						915.08	
Andrea M. Dorney						562.32	
Edward A. Lobdell						756.23	
Daniel L. Schlaff						237.69	356.54
Larry C. Sebring							474.12
<u>PAYROLL COSTS-- NOVEMBER 2, 1991</u>							
Sandra J. Egeler		364.84	52.12				
Janet C. Karvel		148.61-G					
		148.62-R				148.62	148.62
James M. Palenick		475.86		118.96	118.96	118.96	118.96
Larry N. Wagner			718.68				
Mary Ann Lamkin		294.40					
Kurt J. Augustine		103.58			414.36		
Keith L. Kitchen		275.86			337.17		
Patrick A. McKillen		305.30		38.16	38.16		
Derek R. Wiseley		57.10			428.31		
Thomas C. Desmet						68.63	571.92
Andrea M. Dorney						112.46	
Edward A. Lobdell						736.60	176.66
Daniel L. Schlaff							611.50
Larry C. Sebring							696.95
<u>SPECIAL ELECTION NOVEMBER 5, 1991</u>		615.00					
TOTAL PAYROLL COSTS		4,117.26	1,505.66	428.73	3,564.54	3,924.17	3,422.85
<u>TOTAL \$16,963.21</u>							

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
BAXTER SCIENTIFIC PRODUCTS	548-937					56.22	
BUSINESS RESOURCES, INC.	172-727	153.06					
CARPENTER HDWR & LUMBER	VARIOUS			46.00			33.00
DETROIT EDISON-							
8014,7982,8050,8140 MAIN ST.	VARIOUS	240.68					
3620 & 3676 CENTRAL	556-920						1,794.85
8360 Huron/CW lift sta.	548-920					3,615.31	
DEXTER OFFICE SUPPLY	172-727	20.67					
DEXTER, VILLAGE OF	VARIOUS	19.55				7.31	
ETNA SUPPLY CO.	556-977						3,920.00
HACKNEY ACE HARDWARE	VARIOUS	234.47				60.93	58.30
JONES CHEMICALS	548-742					480.00	
LAMKIN, MARY ANN/REIMB POSTAGE	400-727	11.60					
LEN'S RUBBISH/RECYCLE	528-816.020	750.00					
" " /10-91 contract	528-816	10,678.67					
LONG, CLARK & BAKER	101-803	913.00					
MI CITY MANAGEMENT ASSOC.	172-815	20.00					
MUNICIPAL SUPPLY CO.	556-937						76.77
PARTS PEDDLER AUTO SUPPLY	VARIOUS	19.10				191.36	2.95
PEZZANI & REID	528-740	124.95					
RAM COMMUNICATIONS OF MI	441-853	57.00					
SCIO ELECTRIC SERVICE	441-825	40.00					
SUPERIOR LAMP & SUPPLY	548-935					190.02	
THOMPSON-McCULLY	VARIOUS			2,043.80			
UMSTEAD MANUFACTURING CO.	556-740						30.00
WASHTENAW COMM. COLLEGE	172-965	45.00					
W.C.S.D.-10/91 cont.&9/91 miles	VARIOUS	16,681.99					
WEARGUARD	VARIOUS					24.43	
ZIMPRO PASSAVANT ENV. SYSTEMS	548-937					32,665.00	
TOTAL BILLS DUE		30,009.74		2,089.80		37,290.58	5,915.87

TOTAL \$75,305.99

VILLAGE OF DEXTER COUNCIL PROCEEDINGS  
DATE: NOVEMBER 11, 1991  
BILLS DUE

PAGE 4 OF 4

PAYEE EXPLANATION	CODE	CONSTRUCTION/ENGINEERING FUNDS	SEWER REPLACEMENT FUND
MI DEPT. OF TRANSPORTATION	202.451.000-814.010	\$ 2,540.56	
B&V CONSTRUCTION, INC.	VARIOUS	49,539.90	
AMERICAN CONTRACTING	VARIOUS	262,728.22	
W. ALMAS & SON, INC.	251.000.733-965.054	22,335.70	
	TOTAL BILLS DUE	\$337,144.38	
	<u>TOTAL</u>	<u>\$337,144.38</u>	

Village Manager's Report - November 11, 1991

- The vacuum leaf pickup has proceeded along well this past week. DPW crews have collected 378 compacted yards of leaves. Approximately 60-65% of Village Streets are complete. The second week of pickup will occur beginning the 18th.
- The advertised position of Administrative Assistant/Accounting Finance elicited 91 resume's. Of that group, five were selected as finalists; three of whom were interviewed. Following these interviews I determined the best candidate to be Fern Jackson of Whitmore Lake; her references were thoroughly checked out successfully and she has been offered the job at a starting wage rate of \$10.00 per hour. She will begin employment full-time Monday, November 18th following an orientation session on Saturday the 16th. Ms. Jackson's complete application has been copied and included in your packet.
- Mr. Carpenter is proceeding with the proper elimination and disposal of the items of concern identified by the Environmental Audit prior to closing on the Carpenter Lumber property. Superintendent McKillen and myself have examined the debris removed and are satisfied that it poses no significant liability or risk: relatively harmless, inert materials were in evidence. I expect the removal and clean-up process will be completed within a week to 10 days. Closing should follow shortly after that time.
- You will find in you packet information from the Sheriff's department relative to the continuing contract we maintain for the provision of 3.5 deputies. There is a contract proposed for 1992 seeking an 8.04% increase over the 1991 contract, which would raise law enforcement contract costs (exclusive of \$12,000-13,500 in mileage charges) to \$204,281.00: or \$15,197.00 over 1991 costs. There is also an even more alarming request for the retro-active payment of \$18,256.07 to cover salary payments to be made to Deputies for the years 1989, 1990, and 1991 since the Sheriff's Department lost its "312 Arbitration" Hearing with the Deputies Union. Needless to say, none of this request is included in the Village Budget and the very rationale used to request our covering these costs is very much a matter for debate. I have spoken with several of the other municipalities who contract law enforcement services with the W.C.S.D. To further the discussion Wes Prater, Supervisor of Ypsilanti Township has agreed to host a meeting of all contracting municipalities to discuss the matter. It will be held Wednesday,

December 4th at 10:00 a.m. in the Ypsilanti Township Hall on Huron River Drive in Ypsilanti Township. I encourage Councilmembers to attend. I have also included in your packet a synopsis of the Village Contract costs over the last 8-year period as well as a 1989 survey conducted by the Village of Jonesville indicating the Police budgets for many small Michigan Communities similar in size and structure to Dexter. It seems clear, at this point, that the question of cost-effectiveness, appropriate service level, and accountability of personnel, should be readdressed in the debate of "Sheriff's Contract vs. Local Police Force". These issues are included on the agenda and must be addressed. There are very serious budget implications involved.

- We still plan to complete the Baker Road Reconstruction project this year. However, the unseasonably cold temperatures have simply not allowed the paving to take place. We must have sustained temperature of 43° and rising to put the "wearing course" of asphalt down. Sodding will take place over the upcoming week.
- All work in the Dexter Business and Research Park is complete. MichCon finished the installation of gas main this past week.

PROCLAMATION

WHEREAS, Alcohol and other drug abuse in this nation has reached epidemic stages; and

WHEREAS, It is imperative that visible, unified prevention education efforts by community members be launched to eliminate substance abuse; and

WHEREAS, The Dexter Jaycees are encouraging citizens to demonstrate their commitment to drug free life-styles, {no use of illegal drugs, no illegal use of legal drugs}; and

WHEREAS, Mothers Against Drunk Driving is starting their "Red Ribbon Campaign" in Washtenaw County; and

WHEREAS, The community of Dexter further commits its resources to ensure the success of the "Red Ribbon Campaign";

NOW, THEREFORE, BE IT RESOLVED,

That the Dexter Village Council does hereby proclaim November 17th through November 23rd of 1991, as Red Ribbon Week, and encourages its citizens to participate in drug prevention educational activities, making a visible statement that we are stongly committed to a drug-free community.

AYES: Village Council President \_\_\_\_\_

NAYS: Village Clerk -----

ABSENT:

DEXTER VILLAGE COUNCIL

REGULAR MEETING

NOVEMBER 25, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

APPROVAL OF MINUTES FROM THE NOVEMBER 11, 1991 REGULAR MEETING.

PRE-ARRANGED CITIZEN PARTICIPATION\*

1. PAUL BISHOP - "GOVERNMENTAL WAYWARDNESS".

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING

2. PARKS

3. DOWNTOWN DEVELOPMENT AUTHORITY

AD HOC COMMITTEES

1. VILLAGE OFFICE FACILITIES

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

OLD BUSINESS:

1. RECONSIDERATION OF NOVEMBER 11, 1991 MOTION NOT TO RENEW VILLAGE MANAGER'S CONTRACT (RUSH REQUEST).

NEW BUSINESS:

1. EQUESTRIAN TEAM REQUEST.

PRESIDENT'S REPORT

ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.



DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
NOVEMBER 25, 1991

The meeting was called to order by President Yates at 8:04 P.M. at First of America Bank Building, 8123 Main Street.

Present: Gordenier, Rush, Gregory, Pearson, Yates  
Absent: Genske, Baroni

The minutes of the 10-28-91 and 11-11-91 meeting were approved as presented.

Pre-arranged Citizen Participation

1. P. Bishop, 7531 Forest Avenue, requested, that now that council has had an opportunity to review documents relating to the manager's employment, council would reconsider action taken at the last meeting and that the manager deserves evaluation of and goals set for his performance.

Approval of Agenda

Approval of Minutes from the October 28, 1991, regular meeting was added under Approval of Minutes and Item 1 under Old Business was changed to read, "Rescind November 11, 1991 Motion to Not Renew Village Manger's Contract" (Rush Request)

Moved Gordenier, support Rush to approve the agenda as amended.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Non-Arranged Citizen Participation

1. S. Betz, Planning Commission Chair, requested confirmation of the joint Planning/Council meeting scheduled for December 2, 1991.

Communications

People For Peace thanked the Village for the Crab tree to be placed in Peace Park.

A luncheon is set for December 5, 1991, with Sheriff Scheibel to discuss sheriff's contract concerns.

Detroit Edison has transferred the responsibility for address assignment to the Village.

A get together of local mayors will take place in January.

Moved Gregory, support Pearson to pay bills and payroll costs in the amount of \$77,539.05.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Reports

Sheriff- Sgt. Steilow presented the October sheriff's report.  
Planning Commission - Council received written report. (Copy

attached)

(Village Manager's Report was taken up after New Business)

#### Old Business

Moved Rush, support gregory that we rescind the following motion, " That the Village of Dexter not renew or enter into a new contract with Jim Palenick for the position of Village Manager, request Mr. Palenick remain on the job through 12-31-91, and that the Village provide him with 30 days severance pay and letter of recommendation, and that additionally the Village President appoint a 5 member committee to proceed with recruiting effort to prepare a recommendation to the Council on potential candidates for said position; five member committee to consist of 2 councilpersons, 2 representatives from general public and the Village president."

Ayes: Rush, Gregory

Nays: Gordenier, Pearson, Yates

Motion Failed

#### New Business

1. Equestrian Team Request

No action taken

Council received the written report of the Village Manager. (Copy attached)

#### President's Report

President Yates stated he will talk to the Village Attorney to confirm the need and whatever (for closed session) and his intent to get this over with. Trustee Rush questioned who was in attendance at the meeting to get opinion on the release of the Village Manager and President Yates stated himself and Trustee Baroni.

#### Audience Participation

P. Bishop, 7531 Forest, questioned Trustee Pearson whether she had talked with the Village Attorney regarding the release of Manager Palenick and asked Council if copy of written report from the meeting with President Yates and Trustee Baroni had been distributed to each Council member.

H. Liddiard, 7638 Second, expressed her concern that proper procedures had not been followed in the release of the Village Manager, that complaints and concerns should be addressed with Mr. Palenick and that as the Village Attorney was consulted by a couple of people and no written report was made available, not all trustees were informed.

D. Walters, 7640 Grand, requested an opportunity to listen to an audio tape made of the November 11, 1991, meeting and requested a copy of the written opinion rendered by the Village Attorney from the meeting held with President Yates and Trustee Baroni regarding the release of the Village Manager.

K. Fisher-Dworek, 7105 Dexter-Ann Arbor, questioned if Mr. Palenick leaves on December 31st who will be the interim manager? Who did Council have in mind?

P. Cousins, 7648 Forest, stated that he and other planning

commission members have been criticized as for speaking out regarding various Village government related issues. As a Village taxpayer he and others have every right to express their opinions at other public meetings and are not trying to run the Village.

J. Simonds, addressed the Council, and submitted a copy of her comments for the record. (Copy attached)

12-9-91  
D.F.

J. Dworek, 7105 Dexter-Ann Arbor, stated he was in support of Ms. Simonds' comments and that to compare the release of Mr. Palenick to the release of Willoughby was ludicrous.

The meeting was adjourned at 9:10 P.M.

Respectfully submitted,

Donna L. Fisher

Donna L. Fisher  
Village Clerk

Filing Approved 12-9-91

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
ACE-TEX Corp.	VARIOUS	47.50				47.50	
Barrett Paving Materials Inc.	556-740.001						45.00
Baxter Scientific Products Div	548-743					249.37	
Bell, Louis R.	474-825			7,725.00			
Clark Building Supply Co.	463-740			22.00			
Davidson Sales & Maintenance	441-750	11.00					
Detroit Edison/ST lighting	448-920	1,967.08					
Dexter Leader	VARIOUS	330.45					32.20
Dexter Mill	VARIOUS	61.50					13.35
HACH Company	548-743					49.00	
Jack Doheny Supplies, Inc.	441-740	51.00					
Koch & White Heating	265-935	214.40					
Long, Clark & Baker	101-803	220.00					
Marathon Petro Co.	VARIOUS	662.12				23.11	12.44
MI Bell - 426-8530	441-853	67.85					
" " - 426-8303	172-853	92.46					
MichCON - 8140 & 8050 MAIN	VARIOUS	641.77					
" - 8360 Huron St.	548-920					703.00	
New Lawn Sod Farm	463-740				17.50		
O'Grady - payment #23	265-970.010	600.00					
Orchard, Hiltz & McCliment,	400-825.001	165.00					
Palenick -contract retirement	172-705	2,302.82					
Palenick - reimb mileage	172-861	169.78					
Recycle Ann Arbor	528-816.020	95.87					
Share Corp.	548-740					383.91	
TeleDIAL America	172-853	45.28					
Thompson-McCully	463-740			17.20			
Umstead Manufacturing Co.	VARIOUS	60.00			65.00		
Washtenaw County/Clerks Office	191-806	107.74					
Williams Sewer Service, Inc.	548-826					170.00	
TOTAL BILLS DUE		7,913.62		7,764.20	82.50	1,625.89	103.27

TOTAL \$17,489.48

## VILLAGE OF DEXTER - COUNCIL PROCEEDINGS

BILLS DUE DATE: NOVEMBER 25, 1991

PAYEE-EXPLANATION	CODE	CONS'T & ENG. FUND	SW & WA REPLACEMENT FUND
General Towing & Recovery	251.000.733-965.032	25.00	
Scio Electric Service	251.000.733-965.032	40.00	
Jones & Henry Engineers, Inc.	591.556.000-972.113		\$ 228.96
Orchard, Hiltz & McCliment	VARIOUS	43,342.54	
	TOTAL BILLS DUE	\$ 43,407.54	\$ 228.96
	<u>TOTAL \$43,636.50</u>		

MEMORANDUM

TO DEXTER VILLAGE COUNCIL  
FROM DONNA L. FISHER, ADM. SECRETARY TO THE PL. COMMISSION  
DATE NOVEMBER 22, 1991

The following action took place at the November 18, 1991 regular meeting of the Planning Commission -

- A) A public hearing was held regarding the proposed rezoning of a 2.24 acre site from (R-1-A) to (R-3) at 2801 Baker Road.
- B) The subject of this rezoning was tabled until the next regular meeting.
- C) Final site plan review for the Equitable Group was tabled until the next regular meeting.

VILLAGE MANAGER'S REPORT - November 25, 1991

- The Local Development Finance Authority met on November 20, 1991 and approved the final authorization for the issuance of \$540,000 in Series IV L.T.G.O bonds to complete the financing for this year's \$3,465,000 L.D.F.A. - financed construction improvements. The actual sale of the bond issue will take place on December fourth, with proceeds to be received by late December.

- Included in your packet is a bill and subsequent correspondence from Detroit Edison with respect to repairs made to a damaged underground electric line in the Dexter Business and Research Park. Edison had billed us for in excess of \$1,370.00 because Village crews had caused the damage while making a utility tap-in for "Growers Supply". However, following several phone calls and discussions with the "right" people in the Edison organization, making the "right" arguments, I was able to get the entire bill waived.

- Mr. Bell, the Village's contractor for replacement of the final 500 feet of sidewalk this year, has completed his work with the exception of some final restoration which will be completed within the week. We are submitting Mr. Bell's invoice for approval, but the check will not be forwarded until total, satisfactory restoration is complete. The Village has now completed the entire 3100 linear feet of sidewalk replacement budgeted for the year as well as the additional 2000 feet of sidewalk replacement along Baker Road as part of the road reconstruction project.

- The telephone book recycling project was satisfactorily conducted. The final day of the program was November 16th. Two full "gaylord" boxes of discarded books were collected; totalling approximately 800 books. The results were actually somewhat disappointing; but we attribute that to the distinct lack of publicity and advertising by Recycle Ann Arbor on behalf of the "Out-County" locations.

- Village crews worked the entire week vacuuming leaves and were able to complete the entire Village "once-through". Any remaining time left with access to the vacuum machine will be used to begin a second pass for possible remaining leaves. Contrary to a statement carried in the Dexter Leader, rain does not stop the program. DPW workers don rain suits and continue regardless. In fact most of the week's work was done in some level of rainfall. Some leaves, (5-6 dump truck loads) will be picked up by hand or with a front-end loader due to inaccessibility, excessive wetness, or vehicle compaction. Difficulties are encountered when residents mix walnuts, branches, or other debris in with leaves. Mechanical failure can result. Total volume of leaves vacuumed by this year's program equals 693 compacted cubic yards; a significant

...ity increase over last years 498 yards; and done mostly in the rain.

- The initial 1992 Washtenaw County Sheriff's contract proposal to the Village for the provision of 3.5 deputies has been revised slightly downward from \$204,281.00 to \$201,807.00. This revised contract proposal is included in your packet along with a revised version of the data sheet I provided detailing the last 8-years of history for the contract. As determined at the last council meeting, the 1992 contract approval will appear on the December 9th Council agenda for action. This will succeed the December 4th meeting with other contracting units and the sheriff.

- It is anticipated that both Dexter Fastener Technologies and Growers Supply will be submitting P.A.198 property tax abatement applications for new facilities in the Industrial Park within the next few weeks. Dexter Fastener Technologies will be seeking site-plan approval and subsequent tax abatement for a 78,075 square-foot, \$9 million dollar expansion, bringing their facility to over 201,000 square feet and approximately \$30 million in investment. Growers Supply, of course, has recently completed their 12,000 square foot manufacturing plant having invested some \$210,000.

- I recently completed the application for recertification to again designate the Village as a "Michigan Community of Overall Economic Excellence". The complete application package was submitted to EMU's Institute for Community and Regional Development; the agency recently designated by the Governor to determine award recipients. As you will remember the Village was named a Community of Overall Economic Excellence for the period 1989-1991 by then Governor Jim Blanchard. We were one of only 27 Michigan municipalities ever given this award in the nearly decade-long history of the process and if not the smallest, certainly one of the smallest. The Award allows past designees to apply for a two-year extension or "recertification" of the award which is what we have now done. Because of the remarkable success we have achieved during the years of designation, I feel quite confident that a 2-year extension will be granted.

- The catch basin at the intersection of 4th and Ann Arbor Streets, which had deteriorated and partially collapsed, has been repaired and rebuilt.

- The Baker Road reconstruction project is now virtually complete. The traffic and pedestrian signalization has been installed and the traffic lights are fully functional; the pedestrian signals must yet be programmed. Remaining drive-approach and intersection pavement is complete and thermo-plastic lane markings have been installed. All sod and virtually all seeding and restoration is done and lane striping remains. The "roto-milled" portion of the Dan Hoey intersection is part of the County project and will not be paved until next year because that "State" job dictates that paving cease after November 15th.



men's Association President Dick Dettling has informed me that since the Association's members can not be provided liability coverage through the Village's pool policy, and since purchasing separate insurance to cover them would prove prohibitively expensive, the Association will not be able to install Christmas Decorations this year in the Downtown Area. Mr. Dettling did indicate that his Association would have no objection to Village crews installing the decoration.

MEMO: DAPCO Landscape Plan

TO: Village Manager/Village President & Council

FROM: Village Zoning Administrator/Planner

DATE: November 18, 1991

REGARDING: Industrial Park Landscape Committee meeting with DAPCO

### PREFACE

The Dexter Business and Industrial Park Protective Covenants, approved October 26, 1987 set forth the following requirements concerning the landscaping of individual sites within the park.

"5. Buildings, signs and other developments shall be landscaped and trees planted eighteen (18) feet back of the right-of-way line. Trees are to be planted not greater than thirty (30) feet apart nor closer than fifteen (15) feet apart. All landscaping is to be approved by the landscape committee of three (3) persons to include the Village Manager, a member of the Planning Commission, and the Village President or his/her designee."

Article nine (9) SITE PLAN REVIEW Section 9.01 - Authority for site plan review.

"The Dexter Village Council shall have the authority to approve or reject preliminary and final site plans as required in this Article after review and recommendation by the Village Planning Commission."

Section 9.04 - FINAL SITE PLAN (B) Information Required (23) Landscaping plan showing location and size of plant material.

The landscaping committee called for in the research park covenants, must approve the submitted landscape plan before the plan can be approved by the Council. (meeting produced a landscaping plan that was acceptable to the members of the committee)

### OCTOBER 3, 1991 MEETING OF THE LANDSCAPE COVENANT COMMITTEE

In attendance:

DAPCO Representative - Glenn Culler  
Planning Commission Rep. - Sandy Hansen  
Village Manager - Jim Palenick  
Village Zoning Adm. - Mary Ann Lamkin  
Village President - Loren Yates (unable to attend)

## RESOLUTION

The meeting began with a few statements from Glenn Culler about DAPCO's feelings about the continuing changes to the requirements by the Village and its expectations for the landscaping of the DAPCO site in the Industrial Park.

Sandy Hansen provided most of the suggestions regarding the kind, location, and quantity of landscaping that would be acceptable by the Village. Her extensive background in landscape architecture guided the final outcome.

The final landscaping plan suggestions were to be reviewed by the DAPCO people for their input before submitting to the Village Council for final approval.

## EXPECTATIONS OF THE FINAL PLAN

- no berming anywhere on the site.
- planting along Dan Hoey Rd. would be staggered in two alternating lines (preferably, pine tree variety)
- a continued line of trees to follow along the building in front of the air handlers
- shrub plantings near the entrance/exit drive
- no plantings in or along the right-of-way of Bishop Circle
- shrubs to be planted near/around the road frontage of the pond

These were the suggestions made at the meeting; to be reviewed by DAPCO.

Respectfully submitted,  
Zoning Administrator

cc: DAPCO file  
Glenn Culler

\* Follow-up call to Glenn Culler inquiring about the review stage of the plan by DAPCO. (11/21/91)

DEXTER VILLAGE COUNCIL

REGULAR MEETING

DECEMBER 9, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

APPROVAL OF MINUTES OF THE NOVEMBER 25, 1991 REGULAR MEETING AND  
THE CORRECTED OCTOBER 28, 1991 REGULAR MEETING.

PRE-ARRANGED CITIZEN PARTICIPATION\*

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING

2. PARKS

AD HOC COMMITTEES

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

OLD BUSINESS

1. REQUEST TO PURCHASE AND INSTALL SIGNS RECOGNIZING STATE  
CHAMPION EQUESTRIAN TEAMS.

NEW BUSINESS *5 minute Rule For Council member*

- 2.1. DEXTER FASTENER TECHNOLOGIES COMBINED SITE PLAN REVIEW FOR  
A 78,075 SQUARE-FOOT MANUFACTURING FACILITY ADDITION AT  
2110 BISHOP CIRCLE EAST.
- 3.2. REQUEST FOR SPECIAL USE PERMIT TO OPERATE AN ARCADE IN C-2  
ZONING DISTRICT; 2810A BAKER ROAD; RICHARD AND ROBIN  
BRASSOW, APPLICANTS.
- 4.3. RECOMMENDED AMENDMENT TO SECTION 5.23 "CURB AND GUTTER",  
OF DEXTER ZONING ORDINANCE; PLANNING COMMISSION,  
APPLICANTS.
- 5.4. FY91/92 BUDGET AMENDMENTS.

45. 1992 LAW ENFORCEMENT SERVICES CONTRACT-WASHTENAW COUNTY SHERIFF'S DEPARTMENT.
56. MOTION TO REQUEST DEXTER FIREMAN'S ASSOCIATION TO INSTALL CHRISTMAS DECORATIONS ON BEHALF OF VILLAGE.
87. COMMUNITY BAND SIGN REQUEST FOR DECEMBER 19TH CONCERT.

9. Parking Meter 10. Picnic Tables  
PRESIDENT'S REPORT

#### AUDIENCE PARTICIPATION

#### ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
DECEMBER 9, 1991

The meeting was called to order by president Yates at 8:02 P.M.

Village Manager Palenick was requested to take minutes as Clerk Fisher would arrive later due to a school open house.

Present: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Absent: Genske

Moved Baroni, support Gregory, to approve the agenda as amended to include - New Business #1 Five minute rule for Council members; renumber items #1-7 to #2-8; and add item #9 Parking meters; and #10 Picnic tables.

Ayes: Gordenier, Baroni, Pearson, Rush, Gregory, Yates.

Nays: None

Motion carried.

Non-arranged: No one spoke.

(Clerk Fisher began recording proceedings at this point in the meeting)

New Business

1. Moved Baroni, support Gordenier that Council adopt and invoke our five minute rule.

Ayes: Gordenier, Baroni, Pearson, Yates

Nays: Rush, Gregory

Motion Carried

2. Moved Gordenier, support Baroni to grant preliminary/final site plan review for Dexter Fastener Technologies.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. Moved Baroni, support Gordenier to grant the special use request contingent on the items spelled out in the planning commission report and staff recommendation report and that we are granting this special use permit for the address of 2810A Baker Road and not the entire building at that address.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

4. Moved Baroni, support Gregory to adopt the revised amendment to 5.23 Curb and Gutter ordinance.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

5. Moved Baroni, support Rush that we accept the proposed

revised budget amendments for 91-92.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

6. Moved Gordenier, support Baroni to grant approval of the 1992 law enforcement contract as proposed.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

7. Moved Rush, support Baroni that we request the Fireman's Association install Christmas decorations on behalf of the Village.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

8. Moved Baroni, support Gordenier to grant the request for the Dexter Community Band to place signs for their December 19th concert.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

9. Moved Baroni, support Gordenier the Village of Dexter cover meters effective Tuesday, December 10 through Tuesday, January 2, 1992.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

10. Moved Baroni, support Gregory to table the subject of donation of picnic tables to Village parks.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Moved Rush support Gregory to amend the minutes of the October 28, 1991 regular meeting, to include the section omitted in the office print out to reflect the addition of the following - (in quotes)

" Moved Rush, support Gregory to amend the agenda to include, Planning Commission Appointment.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Moved Gordenier, support Rush to appoint K. Fisher-Dworek to the planning commission to fill the unexpired term of F. Model.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### President's Report

Mr. Yates stated he had sent a memo to the V. Manager Monday and most items had been taken care of and he thanked Mr. Palenick for his quick response.

Moved Gordenier, support Gregory to set a special meeting for October 30, 1991, at 8 P.M. at the First of America Bank Building to consider the Cousin's Site Plan.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### Audience Participation

K. Dworek thanked the council for the approval of her appointment.

The meeting was adjourned by the president at 10:30 P.M."

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried"

Moved Baroni, support rush to amend the minutes of the November 25, 1991 regular meeting, to include under Audience Participation, J. Dworek, . . . release of " Mr. Palenick to the release of" Mr. Willoughy was ludicrous.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### President's Report

Mr. Yates stated a letter from the Village Attorney P. Long had been circulated to council.

#### Audience Participation

P. Bishop, 7531 Forest, posed the following questions -

Had a fire board member been appointed to represent the Village?

Had the President been involved in preparation of proposed budget amendments for 91-92? If so, when?

Was there reason for the absence of the Village president at the last DDA meeting, the last two LDFA meetings and the joint council/planning commission meeting?

H. Liddiard, 7638 Second, stated she wished to clear up what she believed to be misinformation regarding the release of Mr. Willoughby, that it was a lawful removal, that proper procedure was followed, and the suit was subsequently dismissed by the judge.

J. Simonds, 7365 Donovan, stated she was chairperson of a grass roots committee committed to determine truth and squelch rumor, and she wishes her committee to be a source of facts not gossip. She then requested phone numbers of each trustee, the Village Manager and the Village Clerk to aid her in fact finding.

K. Fisher-Dworek, 7105 Dexter Ann Arbor, stated that there were many well problems in her area and requested the council do something to extend Village Sewer and water in the very near



future.

The meeting was adjourned by the president at 9:10 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Donna L. Fisher", with a horizontal line extending from the end of the signature.

Donna L. Fisher  
Village Clerk

Filing approved 12-23-91 D.F.

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
DECEMBER 9, 1991

The meeting was called to order by president Yates at 8:02 P.M.

Village Manager Palenick was requested to take minutes as Clerk Fisher would arrive later due to a school open house.

Present: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Absent: Genske

Moved Baroni, support Gregory, to approve the agenda as amended to include - New Business #1 Five minute rule for Council members; renumber items #1-7 to #2-8; and add item #9 Parking meters; and #10 Picnic tables.

Ayes: Gordenier, Baroni, Pearson, Rush, Gregory, Yates.

Nays: None

Motion carried.

Non-arranged: No one spoke.

(Clerk Fisher began recording proceedings at this point in the meeting)

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Nays: None

Motion Carried

3. Moved Baroni, support Gordenier to grant the special use request contingent on the items spelled out in the planning commission report and staff recommendation report and that we are granting this special use permit for the address of 2810A Baker Road and not the entire building at that address.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

4. Moved Baroni, support Gregory to adopt the revised amendment to 5.23 Curb and Gutter ordinance.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

5. Moved Baroni, support Rush that we accept the proposed

revised budget amendments for 91-92.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

6. Moved Gordenier, support Baroni to grant approval of the 1992 law enforcement contract as proposed.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

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Nays: None

Motion Carried

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Nays: None

Motion Carried

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Motion Carried

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Nays: None

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Nays: None

Motion Carried

Moved Gordenier, support Rush to appoint K. Fisher-Dworek to the planning commission to fill the unexpired term of F. Model.

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Nays: None

Motion Carried

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Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### Audience Participation

K. Dworek thanked the council for the approval of her appointment.

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Nays: None

Motion Carried

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K. Fisher-Dworek, 7105 Dexter Ann Arbor, stated that there were many well problems in her area and requested the council do something to extend Village Sewer and water in the very near

future.

The meeting was adjourned by the president at 9:10 P.M.

Respectfully submitted,

Donna L. Fisher  
Village Clerk

Filing approved \_\_\_\_\_

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DEXTER VILLAGE COUNCIL  
SUMMARY OF BILLS AND PAYROLL COSTS

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DECEMBER 9, 1991

PAYROLL COSTS (PAGE 3)	\$ 12,639.80
BILLS DUE (PAGE 1)	28,623.52
INDUSTRIAL PARK FUNDS (PAGE 2)	187,995.19
HAND CHECKS (PAGE 2)	<u>291.70</u>
TOTAL EXPENDITURES ALL FUNDS	<u><u>\$ 229,550.21</u></u>

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: DECEMBER 9, 1991

PAGE 1

PAYEE-EXPLANATION	CODE	TOTAL	101 GENERAL	202 MAJOR ST	203 LOCAL ST.	590 SEWER	WATER
ARMBRUSTER, HAROLD	441-939	56.25	56.25				
AT&T CREDIT CORP.	VARIOUS	100.18	59.09				41.09
CARPENTER HDWR & LUMBER	463-740	58.80		58.80			
DETROIT EDISON							
3620/3676 CENTRAL/WA T	556-920	1,846.91					1,846.91
8360 HURON/CW LIFTSTA	548-920	4,035.50				4,035.50	
7982/8014/8140/8050MAIN	VARIOUS	258.71	258.71				
DEXTER AUTO SERVICE	556-937	320.10					320.10
DEXTER OFFICE SUPPLY	VARIOUS	24.24	19.36			4.88	
DEXTER, VILLAGE OF	VARIOUS	24.44	19.55			4.89	
DOUBLEDAY BROS.	191-901	187.72	187.72				
HAAS TRANSMISSION	441-939	199.15	199.15				
HACKNEY ACE HARDWARE	VARIOUS	184.31	50.00	5.49		85.05	43.77
KOCH & WHITE	265-935001	214.40	214.40				
LAMKIN, MARY ANN/REIMB.	400-727	12.47	12.47				
LEN'S RUBBISH	528-816.0201	1,888.36	1,888.36				
LEN'S RUBBISH/9-91 CONT	528-816	10,678.67	10,678.67				
MADISON ELECTRIC CO.	548-937	26.59	26.59				
MI BELL-426-4572	VARIOUS	219.79				146.52	73.27
PARTS PEDDLER AUTO SUP.	VARIOUS	215.78	195.32				20.46
RAM COMMUNICATIONS MI	441-853	37.00	37.00				
SAFETY-KLEEN CORP.	548-937	52.50				52.50	
TIDY TOM'S, INC.	548-740	127.27				127.27	
ST.OFMI./DEPT.TRANS.	VARIOUS	7,779.38		3,889.69	3,889.69		
U.S.POSTAL SERV/FEE	172-727	75.00	75.00				
TOTAL BILLS DUE:		28,623.52	13,977.64	3,953.98	3,889.69	4,456.61	2345.60

## HAND CHECKS ISSUED:

<u>PAYEE-EXPLANATION</u>	<u>CODE</u>	<u>AMOUNT</u>
U.S. POSTAL SERVICE	VARIOUS	\$291.70
<hr/>		
TOTAL:		\$291.70

## CONSTRUCTION AND ENGINEERING BILLS:

<u>PAYEE-EXPLANATION</u>	<u>CODE</u>	<u>AMOUNT</u>
O'GRADY/PRINCIPAL PAY-3250 C&7994 AA	251.000.733-965.010	40,000.00
AMERICAN CONTRACTING	251.000.733-965.032	147,096.19
DETROIT EDISON	251.000.733-825.010	650.00
DETROIT EDISON	251.000.733-825.010	249.00
<hr/>		
TOTALS		\$187,995.19



PAYEE-EXPLANATION	TOTAL	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - NOVEMBER 23, 1991</u>							
FERN JACKSON	601.40	601.40					
JANET C. KARVEL	594.47	297.23				148.62	148.62
JAMES M. PALENICK	951.70	475.86		118.96	118.96	118.96	118.96
LARRY N. WAGNER	377.30		377.30				
DONALD D. DETTLING-EXTRA HELP	92.50		92.50				
MARY ANN LAMKIN	294.40	294.40					
KURT AUGUSTINE	654.07	654.07					
KEITH L. KITCHEN	792.54	792.54					
PATRICK A. MCKILLEN	763.27	228.98		534.29			
DEREK R. WISELEY	665.17	665.17					
THOMAS C. DESMET	915.08					915.08	
ANDREA M. DORNEY	337.39					337.39	
EDWARD A. LOBDELL	775.85					775.85	
DANIEL L. SCHLAFF	237.69						237.69
LARRY C. SEBRING	677.32						677.32
TOTALS	6,958.79	1,753.07	614.03	977.79	709.21	1,308.09	1,596.60
<u>PAYROLL COSTS - NOVEMBER 31, 1991</u>							
S.J. EGELER-EXTRA HELP	133.00	133.00					
FERN JACKSON	526.22	466.08	60.14				
JANET C. KARVEL	356.68	178.34				89.17	89.17
JAMES M. PALENICK	571.01	95.17		118.96	118.96	118.96	118.96
LARRY N. WAGNER	431.20		431.20				
MARY ANN LAMKIN	176.64	176.64					
KURT J. AUGUSTINE	386.37	263.31		123.06			
KEITH L. KITCHEN	61.30			61.30			
PATRICK A. MCKILLEN	457.96	457.96					
DEREK R. WISELEY	401.40	344.30		57.10			
THOMAS C. DESMET	366.03					366.03	
ANDREA M. DORNEY	337.39					337.39	
EDWARD A. LOBDELL	441.96					441.96	
DANIEL L. SCHLAFF	356.54						356.54
LARRY C. SEBRING	677.31					541.85	135.46
TOTALS	5,681.01	2,114.80	491.34	360.42	118.96	1,895.36	700.13

MEMORANDUM

TO VILLAGE COUNCIL  
FROM DONNA FISHER, ADM. SEC. TO PLANNING COMMISSION  
DATE DECEMBER 4, 1991

The following action took place at the 11-18-91 regular meeting of the Planning Commission -

The commission held a public hearing regarding the proposed intergenerational center at 2801 Baker Road. The hearing will reconvene at the December regular meeting.

The subject of Equitable site plan review was tabled at the request of the applicant.

A public hearing regarding ordinance amendment Section 5.23 Curb and Gutter was held.

Moved Bishop, support Bell to recommend to the Village Council the adoption of proposed revised amendment to Section 5.23 Curb and Gutter.

Ayes: Bishop, Fisher-Dworek, Fisher, Bell, Betz

Nays: Arbour

Absent: Hosmer, Hansen, Cousins

The following action took place at the 12-2-91 Special meeting of the Planning Commission -

Moved Arbour, support Fisher to recommend the Village Council approve the combined preliminary/final site plan for Dexter Fastener Technologies at 2110 Bishop Circle East as presented the following changes 1) the vicinity map is corrected, 2) changes made into grade surrounding the Southeast culvert to correct the drainage problem at the culvert, 3) the swail is reviewed again by the Village engineers along with storm water run-off from the building, with final approval contingent on Village engineers review and approval.

Ayes: Bishop, Hansen, Arbour, Fisher, Bell, Cousins, Betz

Nays: None

Absent: Hosmer, Fisher-Dworek

Moved Bishop, support Arbour to recommend to the Dexter Village Council that consideration of approval of a special use permit for The Richard Brassows of the Robin's Nest with the following provisions 1) the hours of operation of the Fun Center area reflect restricting the admittance of children under the age of 18 during school hours, 2) to provide and enforce the use of a bicycle parking area, 3) to provide signs and enforce said signage stating no smoking, no alcohol, and no drugs allowed on the premises, and 4) under 6.03 of the zoning ordinance that all conditions can be met now and in the future and under 8.06 as it relates to standards D and E.

Ayes: Bishop, Hansen, Arbour, Fisher, Bell, Cousins, Betz

Nays: None

Absent: Hosmer, Fisher-Dworek

MEMORANDUM

TO VILLAGE COUNCIL  
FROM DONNA FISHER, ADM. SEC. TO PLANNING COMMISSION  
DATE DECEMBER 4, 1991

The following action took place at the 11-18-91 regular meeting of the Planning Commission -

The commission held a public hearing regarding the proposed intergenerational center at 2801 Baker Road. The hearing will reconvene at the December regular meeting.

The subject of Equitable site plan review was tabled at the request of the applicant.

A public hearing regarding ordinance amendment Section 5.23 Curb and Gutter was held.

Moved Bishop, support Bell to recommend to the Village Council the adoption of proposed revised amendment to Section 5.23 Curb and Gutter.

Ayes: Bishop, Fisher-Dworek, Fisher, Bell, Betz

Nays: Arbour

Absent: Hosmer, Hansen, Cousins

The following action took place at the 12-2-91 Special meeting of the Planning Commission -

Moved Arbour, support Fisher to recommend the Village Council approve the combined preliminary/final site plan for Dexter Fastener Technologies at 2110 Bishop Circle East as presented the following changes 1) the vicinity map is corrected, 2) changes made into grade surrounding the Southeast culvert to correct the drainage problem at the culvert, 3) the swail is reviewed again by the Village engineers along with storm water run-off from the building, with final approval contingent on Village engineers review and approval.

Ayes: Bishop, Hansen, Arbour, Fisher, Bell, Cousins, Betz

Nays: None

Absent: Hosmer, Fisher-Dworek

Moved Bishop, support Arbour to recommend to the Dexter Village Council that consideration of approval of a special use permit for The Richard Brassows of the Robin's Nest with the following provisions 1) the hours of operation of the Fun Center area reflect restricting the admittance of children under the age of 18 during school hours, 2) to provide and enforce the use of a bicycle parking area, 3) to provide signs and enforce said signage stating no smoking, no alcohol, and no drugs allowed on the premises, and 4) under 6.03 of the zoning ordinance that all conditions can be met now and in the future and under 8.06 as it relates to standards D and E.

Ayes: Bishop, Hansen, Arbour, Fisher, Bell, Cousins, Betz

Nays: None

Absent: Hosmer, Fisher-Dworek

# VILLAGE PARKS COMMISSION

8140 MAIN STREET  
DEXTER, MICHIGAN 48130

TO: Village Council  
FROM: Parks Commission  
DATE: 12/7/91

At the regular meeting of the Dexter Parks Commission on November 21 the following action took place:

Dick Dettling, of the Dexter Firefighters Association, informed the Commission of that organization's wish to present the Village a gift of 15 picnic tables, to be constructed under the direction of the Huron-Clinton Metropolitan System. The commissioners thanked the Association for this gift, and discussed the most logical locations at which to put the tables. It was decided that Warrior Creek Park and Smith Woods would be the most likely places, with the possibility of putting the remaining ones at different sites in the industrial park for use by the employees of various companies at that location. The firefighters' only stipulation attached to this gift is that the firefighters be able to move all the tables to Monument Park for use during Dexter Daze.

The planting plan for Monument Park which was designed by Mr. Khavidi was reviewed. The Commission decided to proceed with working on its own plan in-house, with suggestions by John Milligan.

In its last report to Council, Parks Commission offered to work with the Dexter Lions on an attractive system of signage for the village. The Commission has yet to receive direction in this matter.

Pardon the typewriter; it needs work desperately.

VILLAGE MANAGERS REPORT - DECEMBER 9, 1991

- In researching the cost of providing the Village entrance signs to recognize the State Champion Equestrian teams, I learned the following: We could purchase (4) 24" x 48" signs, stating, "1990-91 Class A Equestrian State Champions" for \$ 79.60 a piece, or \$318.40 total. This purchase price is based on the actual purchase of 4 total signs; for each Village entrance. Fewer could be purchased at a slightly higher per-sign cost.

- On December 4th, the meeting I had organized with the other contracting municipalities to the Washtenaw County Sheriff's Department was held at the Ypsilanti Township Hall. Most of the municipalities were represented and Sheriff Schebil, along with his command staff, was in attendance. The prospect of retro-active payments to cover arbitration losses was discussed at great length along with many aspects of the way direct and indirect costs are determined for the annual contracts. We were able to develop a consensus that, with respect to the possible payment of compensatory costs retro-actively covering arbitration losses for the contract years 1989, 1990, and 1991. The group will maintain a unified front and speak with one "collective voice". At this point, since no actual bills have been received, no response will be forwarded. We will collectively await actual invoices before meeting again to determine a collective response. It is virtually certain that the one response entirely unacceptable is the one which would have us paying the costs required in lump sum form. It is also clear that this issue in no way impacts or inhibits our ability to approve and enter into the contract proposed for 1992; the two issues are distinct and separate. I would, in fact, recommend that council approve of the 1992 law enforcement services contract as proposed. We were also informed of the actual per-deputy cost which will be charged for the 1993 contracts; that is \$ 59,525.00 (as opposed to '92 at \$ 57,659.00).

- The environmental cleanup required at Carpenter Lumber is now nearly complete. The transformers have been removed; the debris from the coal-storage area has been removed; and the vehicle-maintenance pit has been appropriately cleaned of possible contaminants and is waiting to be back-filled with clean sand. A manifest will be provided showing proper disposal of the debris removed from the site. It would appear closing could still occur prior to the Holidays.

- The L.D.F.A. met on Wednesday to award the sale of the fourth and final bond issue (\$540,000) to the sole bidder; Michigan National Bank at a discount of \$ 10,800.00 and a net interest cost over the 15 year term of the bonds of 7.061%. This completes the financing of the Phase II infrastructure work pursued this year. The actual proceeds from this sale will be received within two weeks. In the final analysis, 4 bonds were issued and sold totalling \$ 3,465,000. Interest rates received were 6.51%, 6.56%, 7.17%, and 7.06% (average interest = 6.825%). Financing costs were below original projections and total expenditures were maintained within budget. Following a huge amount of effort; the process and the projects were a resounding success.

- P.A. 198 Industrial facilities exemption certificate applications for tax abatement have been received for two more projects in the Dexter Business and Research Park. Dexter Fastener Technologies Inc. is requesting abatement on their proposed \$ 5.96 million Phase III addition to their manufacturing facility at 2110 Bishop Circle which will add 78,075 square feet to their existing 122,942 square-foot facility. Twenty five additional jobs should be created with the new addition. Also, Growers Supply Inc. has requested abatement on their 12,000 square foot manufacturing facility at 2326 Bishop Circle. Total investment is listed at \$ 210,000 and 10 total jobs should be brought to the community with this development. Public hearings for these two requests have been scheduled for January 13, 1992. Council will receive complete application materials in their packets prior to that time.

- Typically the Village budget process begins in December with the Manager and Department Heads developing budget proposals for further review and refinement in January and adoption prior to February 29th. Work sessions are held in January and/or February and a Public Hearing is conducted in early February. I will be disseminating departmental budget request forms to department heads for the FY92/93 budget this next week. Normally a complete budget proposal is submitted to Council by the Manager by late January. I will obviously pursue this process in its appropriate form for as long as I am employed as Village Manager.

- The delivery of the 1-ton Ford dump truck purchased in October has been delayed and back-ordered due to factory problems with the installation of heavy-duty alternators. At this point, we still expect to take possession of the truck in 1991 prior to Christmas.

- Included in your bills and payroll items is a \$ 40,000 principal payment against the current \$ 90,000 accrued debt on the land sale purchase of the addition to Monument Park; purchased in January 1990 from the O'Grady estate. This amount was budgeted for in the FY91/92 budget and is being consummated prior to January 1992 because at that time the interest on the mortgage goes from its current 8% to a rate of 9 1/2% on all outstanding principal. Our interest payment has been \$ 600.00 a month (or 8% of \$ 90,000 outstanding principal) it will now become \$ 395.84 a month (or 9 1/2% of \$ 50,000 outstanding principal.) The mortgage requires complete payout of all principal within 5 years of its signing date on January 9, 1990; and an interest rate of 11% on all outstanding principal during the fifth and final year of the agreement. Complete payout can be made at any time without penalty.

- There is a new business agenda item requesting that council formally request the Dexter Fireman's Association put up the Downtown Christmas Decorations on behalf of the Village. This is required so that the Village's workers compensation insurance will cover these volunteers in case of injury.

**VILLAGE OF DEXTER PLANNING COMMISSION  
STAFF RECOMMENDATION REPORT**

**Date:** November 22, 1991

**Case Number:** C14-91-43

**I. GENERAL INFORMATION**

**Applicant:** Richard & Robin Brassow

**Location:** 2810A Baker Road

**Requested Action:** Approval of Special Use Permit

**Purpose of Request:** To allow an entirely appropriate use which may or may not be compatible with the uses permitted by right in a C-2 (General Business) district.

**Size of Site:** One of two units of retail establishment.  
(unit size 2,812 sq. ft.)

**Existing Zoning:** C-2 (General Business)

**Existing Land Use:** Retail Service

**Adjacent Land Uses and Zoning:**

**North:** General Business - C-2

**South:** General Business - C-2

**East:** Light Industrial - I-1

**West:** Single-family Residential - R-1-A  
Low Density

**General Neighborhood/Area Description**

General business containing a mixture of commercial with light industry as well as, an older single-family residential section. The Dexter Middle and High School are within walking distance of the purposed request.

**Future Land Use Plan Designation:**

Planned commercial development



## II. SPECIAL INFORMATION.

1. Existing Conditions - This site contains a multiple-lease unit, one story building. This particular lease unit has provided a retail commercial service and wishes to share that use with the proposed special use Section 4.11 (B)(5) (Arcades).
2. Development Proposal - The applicants are planning to develop a family fun center that will appeal to all age groups. The proposed intended use plans to incorporate a mixed theme of casually viewing memorabilia and a variety of games.

It was necessary for the applicants to apply for a special use permit because of the zoning ordinance's definition of ARCADE; even though the proposed intended use will not totally involve an arcade type use.

3. Parking/Circulation - The parking area for these units is behind the building, (side-rear). The applicants have an agreement with the owner that allows them to share the large parking lot with Colorpak. The shared arrangement involves basically two separate time schedules. The applicant's use of the parking area will begin shortly before the end of the work day for the employees of Colorpak and will conclude in the evening hour of 11:00 p.m.
4. Standards and Findings - The Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings:
  - a. Will be harmonious, and in accordance with the objectives, intent, and purposes of this Ordinance.
  - b. Will be compatible with the natural environment and existing and future land uses in the vicinity.
  - c. Will be compatible with the General Development Plan.
  - d. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
  - e. Will not be detrimental, hazardous, or disturbing to existing or future neighboring use, persons, property or public welfare.
  - f. Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

### III. ANALYSIS

Michigan's zoning enabling acts authorize the exercise of discretion in making decisions on the request for such matters as site plan review, special use permits, planned unit developments, and variances. The authority for the first three was added to the zoning enabling acts by an amendment in 1979. Importantly, however, the authority to exercise discretion is limited by the development of standards which must be stated in the ordinance and upon which decisions must be based.

Article V - SUPPLEMENTARY DISTRICT REGULATION - does not provide for additional "non-discretionary" standards.

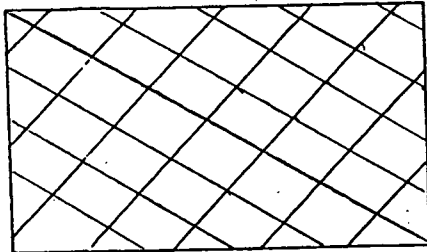
### IV. RECOMMENDATION

Approval that the special use request be granted, provided that all C-2 district requirements and standards are met and subject to a written commitment for the necessary parking for the use. Adequate parking area must be continued in order to uphold the right of use through the special use permit. (section 6.03(F)(G)(I))

### V. ATTACHMENTS

1. Application
2. site plan of building

Recommendation should stipulate that the SPECIAL USE PERMIT is being approved for the address of 2810A BAKER ROAD (a separate unit within the 2810 complex) and no other building, structure, or unit with a 2810 BAKER ROAD street address will be recognized as a permitted special use.



SPECIAL USE PERMIT AREA

### LEGAL DESCRIPTION

A 0.71 acre parcel of land in the SE 1/4 of Section 6  
T2S, R5E, Scio Township, Washtenaw County, Michigan,  
described as

COMMENCING at the South 1/4 Corner of said Section 6  
thence N 89 deg. 25 min. 55 sec. E 333.61 feet  
along the South Line of said Section 6  
thence N 00 deg. 23 min. 00 sec. E 1483.48 feet  
along the Centerline of Baker Road to the  
POINT OF BEGINNING  
thence N 00 deg. 23 min. 00 sec. E 218.32 feet;  
thence S 88 deg. 59 min. 00 sec. E 216.56 feet;  
thence S 00 deg. 42 min. 21 sec. W 90.15 feet;  
thence N 89 deg. 05 min. 42 sec. W 128.04 feet;  
thence S 00 deg. 36 min. 37 sec. W 126.95 feet;  
thence N 89 deg. 37 min. 00 sec. W 87.50 feet

to the  
POINT OF BEGINNING

*PARKING & REZONING PLAN  
DSK PROPERTIES*

*For Baker Road Property*

PTION  
BOUNDARY  
DESCRIPTION

CENTERLINE BAKER ROAD (66 FT. WD. R/W)

EDGE OF PAVEMENT

SIDEWALK

7 SPACES PARALLEL PARKING

TREES

12 SPACES

9 SPACES

9 SPACES

4 SPACES

4 SPACES

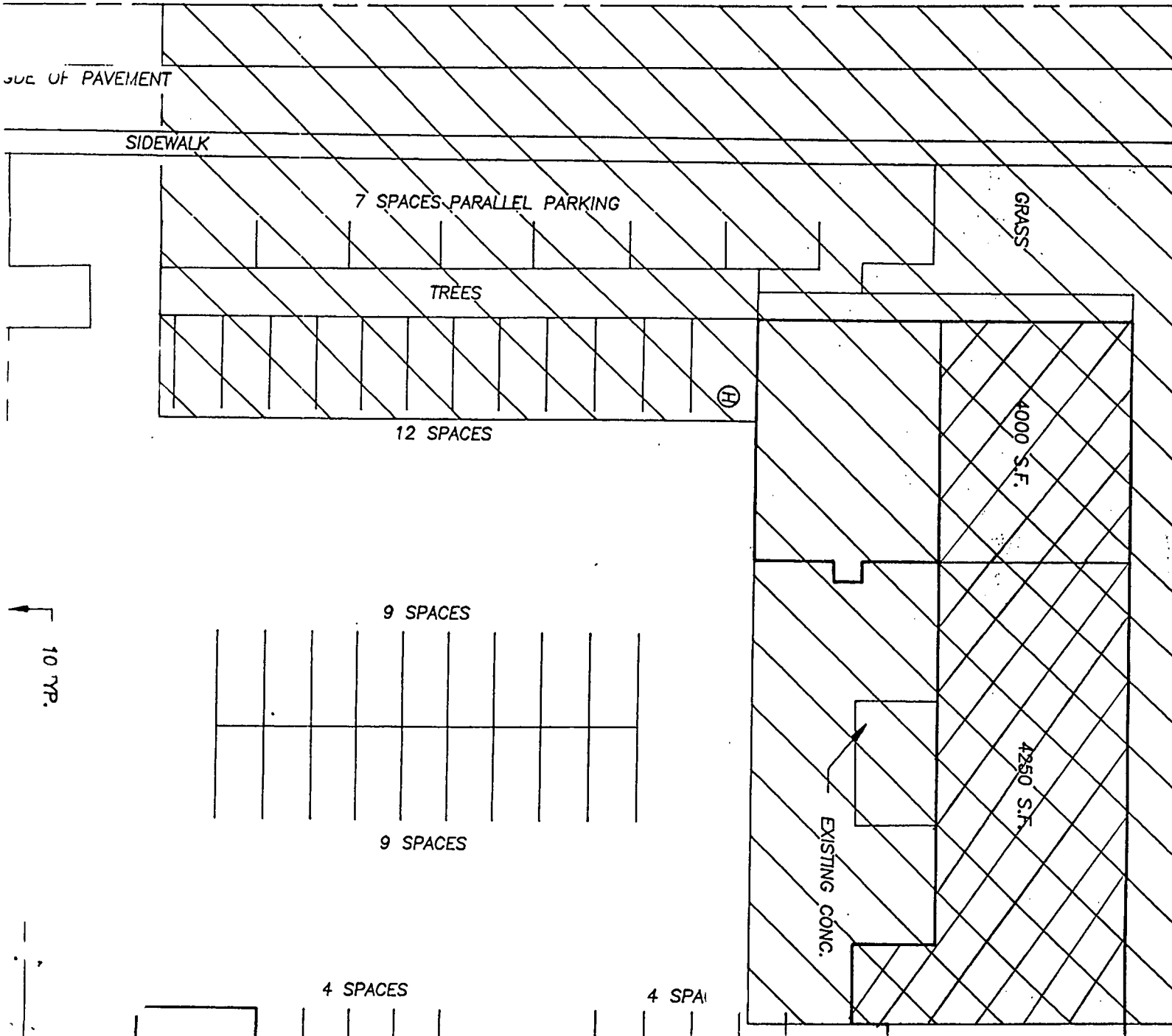
GRASS

4000 S.F.

4250 S.F.

EXISTING CONC.

10' R.P.



Village of Dexter

**APPLICATION**

**REZONING and SPECIAL USE PERMIT**

For Office Use Only  
Case # C8-91-42  
Date Rec'd \_\_\_\_\_  
By \_\_\_\_\_

Application is being made for :

(☒) Rezoning from \_\_\_\_\_ to \_\_\_\_\_  
(☒) Special Use Permit

Property Address 2810 A Baker Rd

Legal Description \_\_\_\_\_

Tax Code Number(s) 38-6208615

Property Owner DJK Properties  
Name Address City, State, Zip Phone  
Applicant Richard Brassow 5445 Vaughn Dexter mi 48130 426-8960H  
Name Address City, State, Zip Phone

Representative (e.g. Engineer) Name Address City, State, Zip Phone

Proposed Use Retail + Arcade (or game Room) Existing Use Retail

\* \* \* \* \*

**Building and Parking Information**

a. Total site area \_\_\_\_\_ sq. ft.  
b. Number of buildings \_\_\_\_\_  
\* c. Building coverage 2812 sq. ft.  
d. Building coverage (c÷a) \_\_\_\_\_ %  
\* e. Building height 12 ft.  
f. Total floor area 3000 sq. ft.  
g. Floor area ratio (f÷a) \_\_\_\_\_  
h. Total paved area 4050 sq. ft.  
i. Total impervious coverage  $\frac{(c+h)}{a}$  6862 %

j. Number of parking stalls 100

k. % of stalls compact size 70 %

**Residential Uses Only**

l. Number of units \_\_\_\_\_  
for multi-family: efficiencies \_\_\_\_\_  
1 bedrooms \_\_\_\_\_  
2 bedrooms \_\_\_\_\_  
m. Density (a÷l) \_\_\_\_\_ sq. ft. / unit  
n. Total floor area on any incidental office or commercial space \_\_\_\_\_ sq. ft.

SEE REVERSE SIDE FOR INFORMATION ABOUT FILING DEADLINES AND PLANS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Richard N. Brassow 11-20-91  
\*Applicant's Signature Date

\*If the owner does not sign, the applicant must submit an "Owner's Authorization Affidavit".

Gina Graham

Village of Dexter  
APPLICATION  
SITE PLAN REVIEW

For Office Use Only  
Case # C14-91-44  
Date Rec'd \_\_\_\_\_  
By \_\_\_\_\_

Application is being made for :

- (☒) Preliminary Site Plan Review  
( ) Final Site Plan Review  
( ) Combined Preliminary and Final Review  
( ) Waiver of Site Plan Review

Property Address 2810 A Baker Rd

Legal Description \_\_\_\_\_

Property Owner DJK properties  
Name Address City, State, Zip Phone

Applicant Richard Brassow 5445 Uzughn Dexter mi 48130 426-8960 H  
Name Address City, State, Zip Phone 426-0630 W

Representative (e.g. Engineer) Name Address City, State, Zip Phone

Proposed Use Retail Arcade (or) game Room Existing Use Retail

\* \* \* \* \*

Building and Parking Information

a. Total site area \_\_\_\_\_ sq. ft.

b. Number of buildings \_\_\_\_\_

c. Building coverage 2812 sq. ft.

d. Building coverage (c÷a) \_\_\_\_\_ %

e. Building height 12 ft.

f. Total floor area \_\_\_\_\_ sq. ft.

g. Floor area ratio (f÷a) \_\_\_\_\_

h. Total paved area 4050 sq. ft.

i. Total impervious coverage  $\frac{(c+h)}{a}$  6862 %

j. Number of parking stalls 100  
k. % of stalls compact size 10 %

Residential Uses Only

l. Number of units \_\_\_\_\_  
for multi-family: efficiencies \_\_\_\_\_

1 bedrooms \_\_\_\_\_

2 bedrooms \_\_\_\_\_

m. Density (a÷l) \_\_\_\_\_ sq. ft./ unit

n. Total floor area on any incidental office or commercial space \_\_\_\_\_ sq. ft.

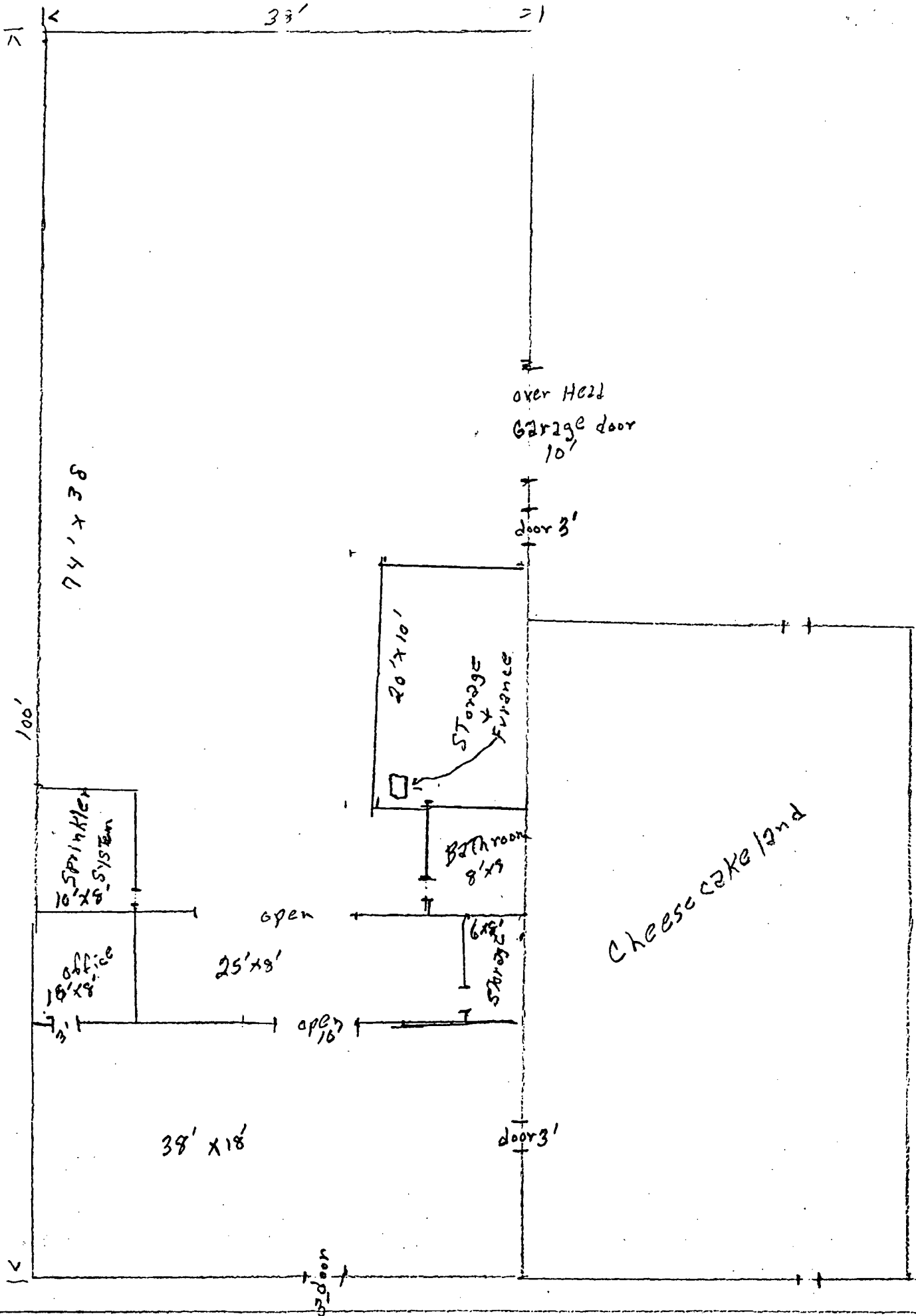
SEE REVERSE SIDE FOR INFORMATION ABOUT FILING DEADLINES AND PLANS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Richard M. Brassow 11-20-91  
\*Applicant's Signature Date

\*If the owner does not sign, the applicant must submit an "Owner's Authorization Affidavit".

Robins nes



**VILLAGE OF DEXTER  
STAFF RECOMMENDATION REPORT**

**Date:** November 20, 1991

**Case Number:** C17-91-44

**I. GENERAL INFORMATION**

**Applicant:** Dexter Fastener Technology

**Location:** 2110 Bishop Circle East

**Requested Action:** Approval of Combined Preliminary and Final Site Plan Review for phase III.

**Purpose of Request:** Allow construction of a 78,075 sq. ft. addition to existing industrial building

**Size of Site:** 15.482 acres (lots 47, 48, 49, & 50) in total for phases I, II, III, and IV.

**Existing Zoning:** IP

**Existing Land Use:** IP

**Adjacent Land Uses and Zoning:**

**North:** Vacant - IP

**South:** Scio Township - Agricultural

**East:** Scio Township - Agricultural

**West:** Vacant - IP

**General Neighborhood/Area Description**

Planned business and research park at the southern edge of the Village limits.

**Future Land Use Plan Designation:**

Light Industry



## II. SPECIAL INFORMATION

1. Existing Conditions - The site currently supports an existing building and the phase II addition.
2. Development History /Proposal - In 1988 a comprehensive plan was submitted that proposed a four phase approach to the development of this site. Phase I was given approved in June of 1989 and phase II was approved in May of 1990.

This proposal is for the third phase of the original approved plan. Phase III will provide for an additional approximate 78,075 sq. ft. to the existing facility. The total site coverage after this approved addition will be approximately 29%. The finished over all building area will be approximately 201,017 sq. ft.

3. Parking/Access - Loading/unloading areas must be clearly indicated on the plan. Section 6.06 (A)(2) The required loading/unloading spaces should be (11) eleven (at 10.0' x 55.0') Section 6.07 (A) Off-street loading/unloading spaces shall be provided at the rate of (1) space for the first (5,000) sq. ft. of gross floor area, and (1) space for each additional (20,000) sq. ft. of gross area, or fraction thereof.

Circulation for off-street parking and the service drives remains the same from phase II.

Handicapped parking spaces must be labeled and the ramp be barrier free.

4. Landscaping - Phase III requires no additional landscaping.
5. Grading/Drainage - As of this date, OHM has not submitted their report.
6. Paving - Public Works has indicated that phase III has no need for further consideration of: bituminous pavement, curbing/guttering, sidewalks, or refuse, as it applies to additional placement. However, re-placement of any of the following shall meet previous standards.
7. Water/Sewer - The Utilities Dept. has indicated that the plans are acceptable as presented.
8. Elevations - The proposed building addition meets design requirements of the covenants governing the research park.

### III. ANALYSIS

This plan basically follows the original proposal with the exception of the chronology of the phasing program. A correction should be made to indicate the correct order the additions were constructed onto the original structure. The original approved plan (incorrectly) show phase III as phase I and phase IV as phase III.

### IV. RECOMMENDATION

Approval, contingent upon:

1. Submittal of revised plans showing corrections
2. Written approval from Orchard, Hiltz & McCliment

### V. ATTACHMENTS

1. Application
2. Utilities Review (11/21/91)
3. Public Works Review (11/22/91)
4. Fire Department Review
5. Orchard, Hiltz & McCliment Review (11/ /91)



814 ) Main Street  
Dexter, Michigan 48130  
(313) 426-4500 (DEPARTMENT)  
(313) 426-8303 (ADMINISTRATION)

---

To: Zoning  
From: Fire  
Subject: Dex-Tech Addition # 2

Nov. 27, 1991

1. Building to be sprinklered
2. F.D. connection be located adjacent to paved area.
3. Alarm system must identify riser with flow condition.

# VILLAGE OF DEXTER

Loren P. Yates, President  
James M. Palenick, Manager

8140 MAIN STREET  
DEXTER, MICHIGAN 48130  
(313) 426-8303

Donna L. Fisher, Clerk  
Rita A. Fischer, Treasurer

## MEMO

Date: 11-21-91

To: MaryAnn Lamkin; Zoning Administrator

From: T. Desmet; Utilities Supt.

Re: Dexter Fastner Technologies expansion

The water main which will loop around the proposed addition is acceptable as drawn. Dex-tech will be required to pay for an additional 8" water tap as they make use of the tap which we installed during the Utility extensions in the Fall of 1989.

The 8" valve and box which is shown on the plans (lot line 48/49) will not be necessary as an 8" valve already is in place at the Village easement. This valve and box were also installed in the Fall of 89'.

Village of Dexter  
Memo  
November 22, 1991

To: Mary Ann Lamkin, Zoning Officer/Planner  
From: Pat McKillen, Public Works Superintendent  
Subject: Dexter Fastener Technologies Inc. Site Plan Review

Drainage: Everything seems to be in order. however Orchard, Hiltz, & McCliment should make the final decision.

Bituminous Pavement: N/A

Curbing: N/A

Sidewalks: N/A

Refuse: N/A

Sweeping: Dirt and debris on Village streets and right of ways caused by construction, and deliveries are the responsibility of the owner. This clean-up must be done in a timely manner as to prevent the interruption of storm water drainage and aesthetics of the Village.

Streets: Any damage done to Village infrastructure caused by construction, including damage to asphalt streets or concrete curbs, will be the exclusive responsibility of the owner. Restoration of said damage shall be to the satisfaction of the Village of Dexter's Superintendent of Public Works representative.



**ORCHARD, HILTZ & MCCLIMENT, INC.**  
CONSULTING ENGINEERS

34935 Schoolcraft Road  
Livonia, Michigan 48150  
(313) 522-6711 - Fax (313) 522-6427

Melvin E. Orchard  
William C. McCliment  
David L. Mariner  
Kenneth R. Oscarson  
Keith W. Risdon  
Robert R. Breen  
Daniel G. Fredendall  
Alan K. McComb  
J. Paul McNamara  
Kenneth S. Wilkerson

November 25, 1991

VILLAGE OF DEXTER  
8140 N. Main Street  
Dexter, Michigan 48130

Attention: Ms. Mary Ann Lamkin  
Zoning Officer

Regarding: Dexter Fastener Technologies, Inc.  
Addition No. 2 - Final Site Plan

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 3
To	Mary Ann Lamkin	
From	Jim Bliskey	
Co.	Village of Dexter	
Co.	O.H.M.	
Dept.	Planning	
Phone #	313 - 522-6711	
Fax #	313 - 522-6427	
Fax #	1-313-426-0061	

Dear Ms. Lamkin:

The plans for the Dexter Fastener Technologies have been reviewed and they have been approved. The items of approval are described below.

This site is currently served with both storm and sanitary sewer leads. The proposed water is an extension of the existing on site water main. This proposed extension will loop the water main around the full perimeter of the building footprint. This water main extension is to provide the required hydrant coverage.

The owner shall submit three (3) sets of plans, including water main details, to the undersigned for the Michigan Department of Public Health permit review process. He must also submit an inspection deposit of \$3,200.00 at least two working days prior to the scheduled commencement of work. The owner shall also submit three sets of plans to the undersigned for O.H.M.'s construction division.

The contractor shall arrange for inspection with the construction division of Orchard, Hiltz & McCliment at (313) 522-6711 at least two working days (not including Saturday and Sunday) prior to the scheduled start of the water main work. He shall submit certificates of insurance to the Village in the limits and types of coverages shown on Exhibit 1, at least five (5) working days prior to the scheduled start of work.

Final acceptance of the site work by the Village is contingent on the receipt of as-built reproducible plans of the installed facilities.

## 1.7 Insurance

Prior to the construction of subdivision and/or project improvements, the contractor shall procure and maintain, during the term of the project, public liability and property damage insurance with a responsible insurance company which meets the approval of the Village of Dexter, in such amounts as will be adequate to protect the public, the Village of Dexter, individual members of the Village Council, Village employees and agents, the Washtenaw County Road Commission, and all parties of interest, and shall not be less than the limits set forth herein.

- a) Worker's Compensation                      As required by laws  
and Employer's Liability                      of State of Michigan

b) Public Liability and Property Damage

Bodily Injury:	Each Occurrence	\$500,000
	Aggregate	\$1,000,000
Property Damage:	Each Occurrence	\$250,000
	Aggregate	\$500,000

c) Owners & Contractors Protective  
Liability & Property Damage

Bodily Injury:	Each Occurrence	\$1,000,000
Property Damage:	Each Occurrence	\$250,000
	Aggregate	\$500,000
	or Combined single limit	\$1,500,000

d) Motor Vehicle (including Owner,  
Hired and Non-Owned Vehicles)

Bodily Injury:	Each Occurrence	\$500,000
Property Damage:	Each Occurrence	\$200,000
	Combined single limit	\$1,000,000

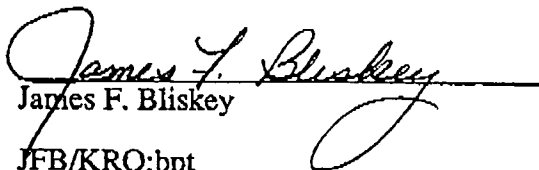
Policies shall be made available to the Village of Dexter for examination as to their validity and any undesirable exclusions deemed improper by legal opinion rendered to the Village regarding same. Underground construction, where applicable, shall be specified in the coverage. Certificates of coverage signed by the insurance carriers shall include a guarantee that thirty (30) days written notice shall be given by the insurance carrier to the Village prior to cancellation of, or any change in, the respective policies. In the event that the insurance is cancelled, operations shall cease prior to the cancellation date and shall not resume until evidence is provided the proper insurance is again in effect. Additional Named Insured under Owners and Contractors Protective Public Liability and Property Damage Insurance shall include the Village of Dexter, the Village Council and individual members thereof, the Village engineer and members of his staff, and Village employees and agents for the Village.

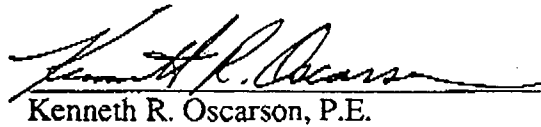
Page 2:

If you have any questions regarding this matter contact the undersigned at (313) 522-6711.

Very truly yours,

ORCHARD, HILTZ & McCLIMENT, INC.

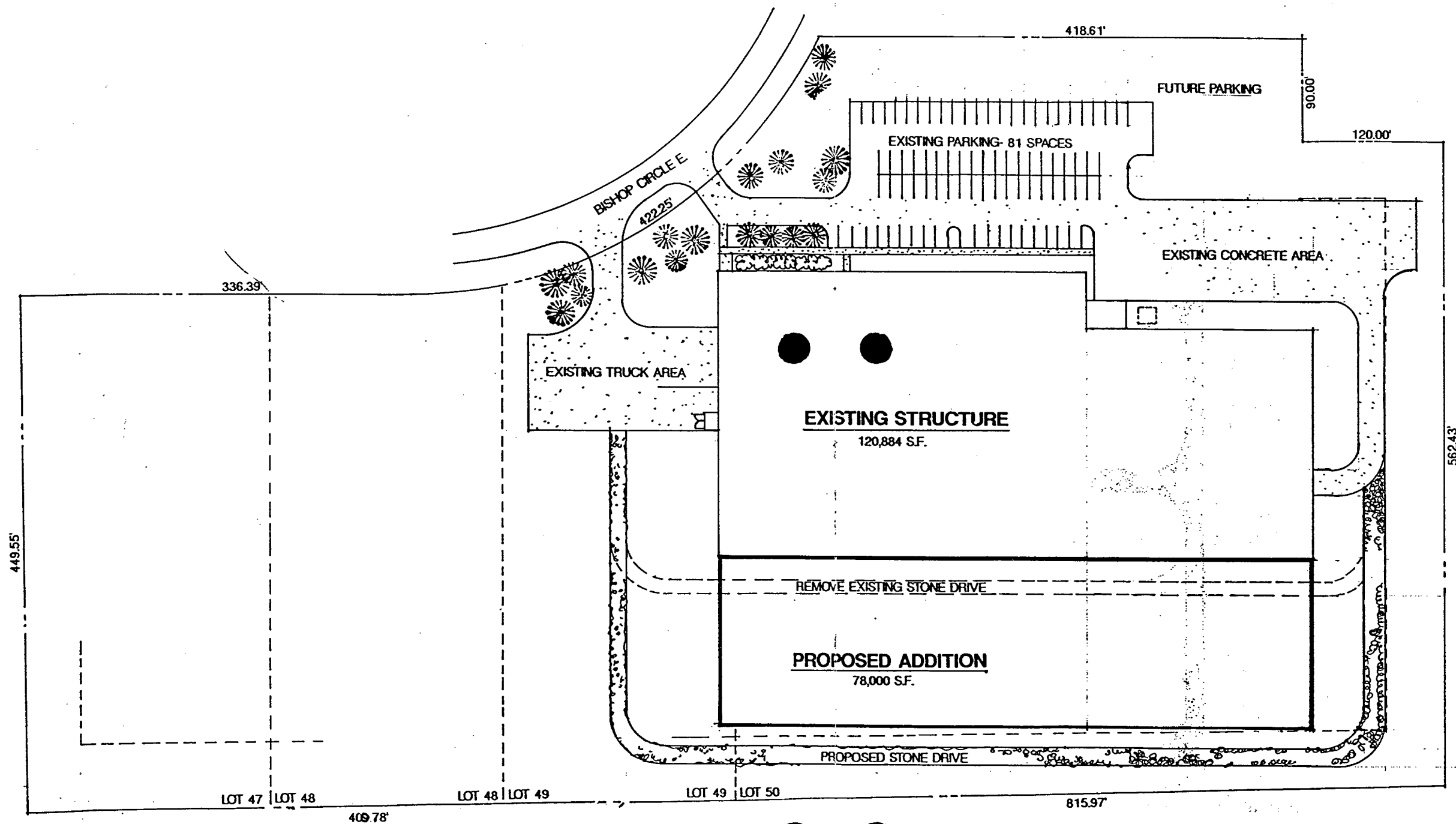
  
James F. Bliskey

  
Kenneth R. Oscarson, P.E.

JFB/KRO:bpt  
#130-91-161  
Enclosure

cc: Mr. James Palenick, Village of Dexter  
Mr. Tom Desmet, Village of Dexter  
Mr. Don Webb, DeMattia & Associates  
Dexter Fastener Technologies, inc.





**SITE PLAN**

SCALE 1"=100'-0"

**DeMattia & Associates**  
ARCHITECTS • ENGINEERS  
45501 HELM ST. • PLYMOUTH, MI 48170 • (313) 453-2000

**DEXTER FASTENER TECHNOLOGY**  
DEXTER, MICHIGAN

DATE	BY	REVISIONS
8-13-91	REVISIONS	

**NOTED**  
7-20-93  
DESIGNED BY  
CHECKED BY  
DO NOT SCALE  
DRAWING

PROJ. NO.  
B1484-9  
PC  
SK-1

Village of Dexter  
APPLICATION  
SITE PLAN REVIEW

For Office Use Only  
Case # C17-91-44  
Date Rec'd 11/18/91  
By James C. Farnel

Application is being made for :

- ( ) Preliminary Site Plan Review
- ( ) Final Site Plan Review
- (X) Combined Preliminary and Final Review
- ( ) Waiver of Site Plan Review

Property Address 2110 Bishop Circle East, Dexter, Michigan 48130

Legal Description See Civil Drawings

Property Owner Dexter Fastener Technologies, Inc., 2110 Bishop Circle East, Dexter, MI 48130  
Name Address City, State, Zip Phone

Applicant DeMattia & Associates 45501 Helm Street, Plymouth, MI 48170 (313) 453-2000  
Name Address City, State, Zip Phone

Representative DeMattia & Associates 45501 Helm Street, Plymouth, MI 48170 (313) 453-2000  
(e.g.Engineer) Name Address City, State, Zip Phone

Proposed Use Industrial addition Existing Use Industrial  
phase III

\* \* \* \* \*

Building and Parking Information

a. Total site area	<u>674,396</u> sq. ft.	j. Number of parking stalls	<u>81</u>
b. Number of buildings	<u>1</u>	k. % of stalls compact size	<u>0</u> %
c. Building coverage	<u>201,017</u> sq. ft.	Residential Uses Only	
d. Building coverage (c:a)	<u>30</u> %	l. Number of units	_____
e. Building height	<u>24</u> ft.	for multi-family: efficiencies	_____
f. Total floor area	<u>201,017</u> sq. ft.	1 bedrooms	_____
g. Floor area ratio (f:a)	<u>201,017</u> <u>.30</u>	2 bedrooms	_____
h. Total paved area	<u>674,396</u> <u>87,400</u> sq. ft.	m. Density (a:l)	_____ sq.ft./unit
i. Total impervious coverage $\frac{(c+h)}{a}$	<u>42.7</u> %	n. Total floor area on any incidental office or commercial space	_____ sq. ft.

SEE REVERSE SIDE FOR INFORMATION ABOUT FILING DEADLINES AND PLANS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

Joseph F. Schenning 11/18/91  
Owner's Signature Date  
Arthur A. Meyer 11/18/91  
Applicant's Signature Date  
\*If the owner does not sign, the applicant must submit an "Owner's Authorization Affidavit".

Concrete curb and gutter shall be required for all private roadway and parking lot construction in the Village of Dexter. This requirement shall apply to all zoning districts in the Village with the following exception:

In IP districts, private roadway and parking lots may be constructed without concrete curb except for the approach and the first fifty (50) feet beyond the radii of any approach connecting a private drive to a public street. In the absence of concrete curb and gutter, site improvements must be designed, engineered, and constructed in such a manner as to properly and completely collect and convey all on-site storm-water runoff to approved points of discharge.

Concrete curb and gutter shall be constructed to a configuration, dimension, and material which complies with the Michigan Department of Transportation Standard Plan Curb and Gutter", either Detail C4 or D2, as such standard may be amended from time-to-time.

Underground storm sewers shall be installed with all paving which requires concrete curb and gutter. The storm water runoff from all proposed site development shall be collected and conveyed by means of storm sewers to approved points of discharge. Where an approved point of discharge is not available to a development site as determined by Village engineers, such necessary improvements shall be constructed or installed so as to properly and safely dissipate or retain storm water runoff onsite.

COPY

PROPOSED  
BUDGET AMENDMENTS

FY1991/92

FUND #	DESCRIPTION GENERAL OPERATIONS (REVENUES)	ADOPTED BUDGET FY91/92	PROJECTED ACTUAL FY91/92	RECOMMENDED AMENDMENT +/-	AMENDED BUDGET FY91/92
101.000					
402.000	REAL PROPERTY TAX	281,595	290,185	+ 8,590	290,185
402.001	REAL PROP.TAX-(L.D.F.A.RETURN)	15,620	15,735	- 245	15,375
411.000	PERS. PROPERTY TAX	79,315	79,630	+ 315	79,630
411.001	PERS.PROP.TAX-(L.D.F.A. RETURN)	19,000	19,890	+ 890	19,890
451.000	ZONING/PLANNING PERMITS	3,800	3,015	- 785	3,015
451.001	CONST. REVIEW FEES	5,375	3,850	- 1,525	3,850
451.002	INSPECTION FEES	9,885	685	- 9,200	685
451.003	MAPS,ORD.BKS,COPYING FEES	215	540	+ 325	540
575.100	ST.SHAR REV-INC.TAX	25,275	27,440	+ 2,165	27,440
575.200	" " "-SALES/USE	70,280	66,270	- 4,010	66,270
575.300	" " "-SINGLE BUSINESS	18,910	19,620	+ 710	19,620
575.400	" " "-INVENT.REIMB	28,320	25,772	- 2,548	25,772
575.500	" " "-LIQUOR LICENSE	2,159	2,143	- 16	2,143
575.600	" " "-INTANGIBLES	1,550	1,600	+ 50	1,600
6 000	SERV.CHG-UTILITIES	211,915	197,500	- 14,415	197,500
652.000	PARKING METER FEES	3,185	2,715	- 470	2,715
657.000	PARKING VIOLATIONS	345	115	- 230	115
658.000	ORDINANCE FINES	13,500	12,725	- 775	12,725
665.000	INTEREST INCOME	6,645	6,480	- 165	6,480
668.000	CATV FRANCHISE FEE	6,725	7,950	+ 1,225	7,950
672.000	SALES-COMPOSTING	545	780	+ 235	780
672.100	SALES-RECYCLING	560	1,400	+ 840	1,400
699.500	TRANSFER-IN/IND.DEV.	562,535	580,410	+ 17,875	580,410
			(NET)	1,164	
	GENERAL OPERATING (EXPENDITURES)				
101.101	GOVERNING BODY				
803.000	LEGAL SERVICES	8,325	14,875	+ 6,550	14,875
101.172					
977.100	CAPITAL LEASE PAY	1,400	710	- 690	710
101.215					
900.000	ORD.MAINT/CODIFICATION	650	00	- 650	00
101.265					
935.000	BUILD REPAIRS/MAINT.	3,525	1,425	- 2,100	1,425
101.301					
801.000	LAW ENF.CONT SERV.	188,345	191,205	+ 2,860	191,205
801.010	LAW ENF.CONT/MILEAGE	10,700	12,320	+ 1,620	12,320
801.020	LAW ENF.CONT/RETRO PAYMENT**	00	18,250	+ 18,250	18,250
101.445	PUBLIC DRAINS				
974.010	CONTRACT CONSTRUCTION	261,500	279,375	+ 17,875	279,375

FUND #	DESCRIPTION GENERAL OPERATIONS (EXPENDITURES)	ADOPTED BUDGET FY91/92	PROJECTED ACTUAL FY91/92	RECOMMENDED AMENDMENT +/-	AMENDED BUDGET FY91/92
806.000	FIRE DEPT SERV.	74,000	89,875	+ 15,875	89,875
101.400	PLANNING/DEVELOPMENT				
825.001	PROF&CONT SVC/ENGINEERS	4,200	3,400	- 800	3,400
825.002	" " "/INSPECTIONS	9,240	200	- 9,040	200
101.441	PUBLIC WORKS				
910.000	BONDS & INSURANCE	8,415	6,370	- 2,045	6,370
959.000	DUMP FEES	2,500	1,000	- 1,500	1,000
101.528	SOLID WASTE				
816.000	CONT.SVC.-REFUSE	167,300	138,100	- 29,200	138,100
816.020	CONT.SVC.-RECYCLING	19,160	15,970	+ 3,190	15,970
977.030	CAPITAL OUTLAY-RECYCLING	5,150	12,850	+ 7,700	12,850
101.965	TRANSFERS/CONTRIBUTIONS				
950.030	COMM SVC-A.A.T.A.	5,900	4,530	- 1,370	4,530
965.296	CONTRIB.-DEXTER DDA	12,450	8,750	- 3,700	8,750

(NET) 1,805

\*NET RESULT OF AMENDMENTS

DECREASE REVENUES BY \$ 1,164.00  
AND EXPENDITURES BY \$ 1,805.00

\*DOES NOT INCLUDE ANY IMPACTS TO EXPENDITURES  
ASSOCIATED WITH THE TERMINATION OF THE VILLAGE MANAGER

**\*\*DOES NOT INCLUDE THE FY91/92 PAYMENT OF ANY RETRO-ACTIVE W.C.S.D. CONTRACT  
PAYMENTS.**

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
DONNA L. FISHER, VILLAGE CLERK

PROPOSED

BUDGET AMENDMENTS

FY1991/92

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101.965	TRANSFERS/CONTRIBUTIONS				
950.030	COMM SVC-A.A.T.A.	5,900	4,530	- 1,370	4,530
9 296	CONTRIB.-DEXTER DDA	12,450	8,750	- 3,700	8,750
			(NET)	- 1,430	

\*NET RESULT OF AMENDMENTS

DECREASE REVENUES BY \$ 1,164.00  
AND EXPENDITURES BY \$ 1,430.00

\*DOES NOT INCLUDE ANY IMPACTS TO EXPENDITURES  
ASSOCIATED WITH THE TERMINATION OF THE VILLAGE MANAGER

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
DONNA L. FISHER, VILLAGE CLERK

DEXTER VILLAGE COUNCIL

REGULAR MEETING

DECEMBER 23, 1991

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

APPROVAL OF MINUTES OF THE DECEMBER 9, 1991 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION\*

1. KAREN FISHER-DWOREK; WATER AND SEWER CONCERNS.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING
2. PARKS
3. DOWNTOWN DEVELOPMENT AUTHORITY

AD HOC COMMITTEES

1. VILLAGE OFFICE FACILITIES

VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

OLD BUSINESS

1. AMENDMENT TO MOTION ISSUING SPECIAL USE PERMIT TO 2810 A BAKER ROAD.
2. COUNCIL RULE NUMBER FIVE.
- ~~3. VILLAGE MANAGER CONTRACT.~~

NEW BUSINESS

1. FINAL SITE PLAN REVIEW FOR PROPOSED RETAIL SHOPPING PLAZA; THE EQUITABLE GROUP; APPLICANTS.
- ~~2. COURT RULING REGARDING THE VILLAGE MANAGER.~~



23. VILLAGE INSURANCE COVERAGE.
34. APPOINTMENT TO PLANNING COMMISSION.
45. REQUEST FROM D.D.A. BOARD TO ADMINISTER ECONOMIC DEVELOPMENT TRUST AND REVOLVING LOAN FUND.

#### PRESIDENT'S REPORT

#### AUDIENCE PARTICIPATION

#### ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
DECEMBER 23, 1991

The meeting was called to order at 8:07 P.M. by President Yates at First of America Bank Building, 8123 Main Street.

Present: Gordenier, Baroni, Gregory, Pearson, Rush, Yates  
Absent: Genske

Moved Rush, support Baroni to approve the minutes of the December 9, 1991 regular meeting as presented.

Ayes: Gordenier, Baroni, Gregory, Pearson, Rush, Yates

Nays: None

Motion carried

Pre-Arranged Citizen Participation

K, fisher-Dworek addressed Council reiterating her concern about water and sewer service and the need to extend said service to residents on Dexter-Ann Arbor Road. She also stated that she is vehemently opposed to the 5 minute limit imposed by Council.

Item 3 under Old business and item 3 under new business were removed from the agenda to be placed on the January 13, 1992, regular agenda.

Moved Baroni, support Gregory to approve the agenda as amended.

Ayes: Gordenier, Baroni, Gregory, Pearson, Rush, Yates

Nays: None

Motion carried

The following citizens addressed council under non-arranged citizen participation -

1. J. Ortiz, 2409 Baker, related events and circumstances surrounding his employment at V-Tech.

2. E. Gillett, 3564 Inverness, addressed Council making formal request for public information - 1. Copies of attorney billings and transcripts of meetings with the attorney, specifically documentation and billing associated the attempted termination of the village Manager, 2. Copies of Village Council meeting minutes for the years 1990 and 1991, 3. copies of the Village Budget for 1990-1991 and 1991-1992, 4. Copies of records of payment made to Village Council members, 5. Copies of Council member attendance records, 6. Copies of the Village Manager's review for the years 1990 and 1991 7. Copies of resumes of each council member.

3. T. Klever, 3850 Hudson, made statements regarding the development of strip malls in the village and stated he believes something should be done to ordinances to help the Village control development.

J. Simond, 7365 Donovan Road, read information printed in the Dexter Leader regarding statements made by trustee Pearson and followed those comments with an audio tape of comments made by Mrs. Pearson at the November 11, 1991, regular council meeting.

Council received communications from -

- a) S. Munson regarding day care centers in the Village
- b) The WCSD regarding retroactive payments due
- c) W. Steptoe regarding his request to be appointed to the vacant seat on the Planning Commission
- d) DDA Chair regarding the appointment of the DDA as the administering agent of the Economic Development Trust and Revolving Loan Fund
- e) Trustee Rush requesting information regarding the Court Proceeding of December 18, 1991, Palenick vs. Village of Dexter et. al

Moved Gregory, support Baroni to approve bills and payroll in the amount of \$106,792.64.

Ayes: Gordenier, Baroni, Gregory, Pearson, Rush, Yates

Nays: None

Motion carried

#### Reports

Sheriff - written report received

Planning Commission - written report received (copy attached)

Village Manager - written report received (copy attached)

#### Old Business

1. Amendment to motion issuing special use permit to 2810 A Baker Road.

Moved Baroni, support Rush to amend the motion to include the following provisions 1) the hours of operation of the Fun Center area reflect restricting the admittance of children under the age of 18 during school hours, 2) to provide and enforce the use of a bicycle parking area, 3) to provide and enforce said signage stating no smoking, no alcohol and no drugs allowed on the premises, and 4) under 6.03 of the zoning ordinance that all conditions can be met now and in the future and under 8.06 as it relates to standards D and E.

Ayes: Gordenier, Baroni, Gregory, Pearson, Rush, Yates

Nays: None

Motion carried

2. Council Rule Number 5

Discussion only. No action taken.

#### New Business

1. Final Site Plan Review For Proposed Retail Shopping Plaza; The Equitable Group, Applicants

S. Blackburn, represented the Equitable Group, along with their engineer Mr. Fraus and architect Mr. Boggio, and made presentation of the plan.

Moved Rush, support Baroni to approve the final site plan of the Equitable Group for their shopping center located Northeast on Dexter-Ann Arbor Road between Kensington and Dan Hoey Road contingent on the inclusion of the following points requested by the planning commission - 1) that the 33 foot easement on the

southeast side of the site be removed from the final site plan to reflect an accurate survey of the property, 2) added to item number 6. under notes on the site plan shall be the following "the relocation of the drive, sewer, and water as well as any other legally identified encroachments is between the developer and owner. The Village of Dexter is held harmless from any issues arising from their relocation." , 3) the plan must represent berms by continuous and/or spot elevations and provide cross sections at 4 locations along the frontal side of the property and the grading plan to be reflected on sheet E1 also must include berms around the residence property line, 4) remove from the plan the line of the future drive at the northwest corner of the site, 5) the number of handicap parking spaces must be listed in the plan notes, 6) the plan must revise the transition strip of the entire area at the rear of the site to conform with section 504b of the zoning ordinance, as agreed upon, as to the 12 foot wide strip, 7) the maximum height of the light poles in the entire parking lot will be 25 feet, 8) the 13 parking spaces in the southeast corner of the site, as agreed, will be removed as they relate to safety and the proposed development of phase 2, 9) all landscape plantings, as agreed, will be canopy evergreen or flowering trees, and 10) the sidewalk in front of Phase 2 must be completed within 24 months of completion of phase 1 if construction of phase 2 has not begun and contingent on the approval of the zoning inspector, superintendent of public utilities, superintendent of public works and the Village engineer.

Ayes: Baroni, Gregory, Pearson, Rush, Yates

Nays: Gordenier

Motion Carried

## 2. Village Insurance Coverage

Moved Gordenier, support Gregory that the Village of Dexter donate \$366 to the Dexter Firefighters Association to purchase liability coverage.

Ayes: Gordenier, Baroni, Gregory, Pearson, Rush, Yates

Nays: None

Motion carried

## 3. Appointment to Planning Commission

Moved Baroni support Rush to approve the appointment of F. Gucker, Jr. to fill the unexpired term of D. Hosmer which expires 6-30-93.

Ayes: Gordenier, Baroni, Gregory, Pearson, Rush, Yates

Nays: None

Motion carried

## 4. Request from DDA Board to Administer Economic Development Trust and Revolving Loan Fund.

Moved Baroni, support Gregory to table the subject until 1-13-92.

Ayes: Gordenier, Baroni, Gregory, Pearson, Rush, Yates

Nays: None

Motion carried

There was no President's report.

The following citizens spoke during audience participation -

J. Dworek, 7105 Dexter-Ann Arbor Road, commended the large group of citizens in attendance, and encouraged their presence at future meetings.

P. Bishop, 7531 Forest Ave., asked if the items on the agenda relating to the termination of the Village Manager had been removed due to the court ruling regarding the matter.

J. Ortiz, 2409 Baker, stated that he did not see potential for an increase in employment at V-Tech and that as an employee of that company that he could not reach company executives.

J. Going, 3255 Central, commended that Council for doing a good job.

E. Gillett, 3564 Inverness, stated her concern that in their conduction of village business, perhaps members of council had put themselves above the law.

J. Simond, 7365 Donovan Road, stated that in the past she has lived within the Village limits, that she and her husband are business owners, property owners and Village taxpayers, that she has and continues to be involved in many community service organizations, and that her husband is a past member of the Village planning commission, is currently a member of the Village Downtown Development Authority, that he is currently a member of the Dexter Business and Industry Council; that she loves the Community and that she judges and determines situations for herself.

The meeting was adjourned by the president at 9:25 P.M.

Respectfully submitted,



Donna L. Fisher  
Village Clerk

Filing Approved



7250 Dan Hoey Road  
Dexter, MI 48130  
December 19, 1991

Village of Dexter  
8140 Main Street  
Dexter, MI 48130

From: William Steptoe

To: Dexter Village Council President

Council Members:

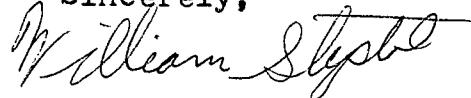
Please be advised that I am interested in being appointed to the Planning Commission seat recently vacated by Mr. David Hosmer.

I have regularly attended Planning Commission and Village Council meetings for several years. I am very interested and concerned about proper, well thought out decisions that affect growth and development issues in the community.

Because I am retired, I have time to devote to the planning process, and have had time to observe contractors at work on projects that have been approved.

I am willing and able to serve my community in this responsibility. I hope you can see fit to appoint my experience and interest to this seat.

Sincerely,

A handwritten signature in cursive script that reads "William Steptoe". The signature is written in dark ink and is positioned above the printed name.

William Steptoe

DEXTER VILLAGE COUNCIL  
SUMMARY OF BILLS AND PAYROLL COSTS  
DECEMBER 23, 1991

PAYROLL COSTS (PAGE 3)	\$ 18,108.09
BILLS DUE (PAGE 1 & 2)	58,237.47
INDUSTRIAL PARK FUNDS (PAGE 2)	<u>30,447.08</u>
TOTAL EXPENDITURES ALL FUNDS	<u>\$ 106,792.64</u>

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: DECEMBER 23, 1991

PAGE 1

PAYEE-EXPLANATION	CODE	TOTAL	101 GENERAL	202 MAJOR ST	203 LOCAL ST.	590 SEWER	WATER
APOLLO FIRE EQUIPMENT	441-740	279.00	279.00				
BARRETT PAVING MATERIALS	VARIOUS	204.53		114.64	89.89		
BUSINESS RESOURECES, INC.	172-727	147.80	147.80				
CADILLAC ELECTRIC	548-937	81.05				81.05	
COGITATE	172-977	2,996.00	2,996.00				
DETROIT EDISON							
STREET LIGHTING	448-920	1,967.08	1,967.08				
DEXTER AREA FIRE DEPT.	336-806	23,032.33	23,032.33				
DEXTER COMM. SCHOOLS	301-804	1,341.52	1,341.52				
DEXTER FLOWERS/GIFTS	172-956	20.80	20.80				
DEXTER LEADER	VARIOUS	81.20	81.20				
DEXTER MILL	441-740	16.90	16.90				
HAAS TRANSMISSION	441-939	628.67	628.67				
FISHER SCIENTIFIC	548-743	75.00				75.00	
GRAINGER	548-740	91.32				91.32	
HACH	548-743	126.20				126.20	
JONES CHEMICALS	548-742	490.00				490.00	
LONG, CLARK, BAKER	101-803	605.00	605.00				
MARATHON PETRO CO.	VARIOUS	781.71	739.05			10.66	32.00
MICHCON	VARIOUS	1,618.42	843.41			775.01	
MI MUN LEAGUE/SEMINAR	441-965	90.00	90.00				
MICRO ARIZALLA SYSTEMS	172-965	200.00	200.00				
MISS DIG	556-815	139.20					139.20
MORTON SALT	VARIOUS	2,632.81		1,316.41	1,316.40		
MOTOROLA INC.	441-977	405.00	405.00				
O'GRADY/12-91 PAYMENT	265-970010	600.00	600.00				
ORCHARD, HILTZ, MCCLIMENT	400-825001	825.00	825.00				
PALENICK/MILEAGE	172-861	89.96	89.96				
RECYCLE ANN ARBOR	528-816020	253.98	253.98				
ROTO-ROOTER	548-937	480.00	480.00				
SIGN-UP CORP.	556-977	154.43	154.43				
TELEDIAL	172-853	61.79	61.79				



BILLS DUE - CONTINUED - PAGE 2

UMSTEAD MANUFACTURING	441-937	50.00	50.00				
W.C.S.D./NOV CONT.	301-802	15,757.00	15,757.00				
" /OCT.MILEAGE	301-802010	1,103.19	1,103.19				
W.D.C./1ST QTR 92	101-815	353.03	353.03				
WEARGUARD	441-740	129.07	129.07				
ZIMPRO PASSAVANT	548-937	328.48					
TOTALS		58,237.47	53,251.21	1,431.05	1,406.29	328.48	171.20
						1,977.72	

HAND CHECKS ISSUED:

<u>PAYEE-EXPLANATION</u>	<u>CODE</u>	<u>AMOUNT</u>
NONE ISSUED		

TOTAL:

CONSTRUCTION AND ENGINEERING BILLS:

<u>PAYEE-EXPLANATION</u>	<u>CODE</u>	<u>AMOUNT</u>
AMERICAN CONTRACTING & MANAGEMENT	VARIOUS	\$ 11,465.32
ORCHARD, HILTZ, MCCLIMENT	VARIOUS	18,835.76
SCIO ELECTRIC	101-751.000-958.000	146.00
TOTALS		\$ 30,447.08

PAYEE-EXPLANATION	TOTAL	GENERAL	FIRE	MAJOR ST.	LOCAL ST.	SEWER	WATER
<u>PAYROLL COSTS - DECEMBER 7, 1991</u>							
FERN JACKSON	657.78	571.33	86.45				
JANET C. KARVEL	594.47	297.23				148.62	148.62
JAMES M. PALENICK	951.70	475.86		118.96	118.96	118.96	118.96
LARRY N. WAGNER	718.68		718.68				
MARY ANN LAMKIN	294.40	294.40					
KURT AUGUSTINE	647.63	51.79		338.94	256.90		
KEITH L. KITCHEN	490.42			214.56	275.86		
PATRICK A. MCKILLEN	763.26	152.65		267.14	343.47		
DEREK R. WISELEY	487.04	114.20		201.54	171.30		
THOMAS C. DESMET	915.08					915.08	
ANDREA M. DORNEY	562.32					562.32	
EDWARD A. LOBDELL	756.23					756.23	
DANIEL L. SCHLAFF	594.23					193.12	401.11
LARRY C. SEBRING	696.94					87.36	609.58
TOTALS	9,130.18	1,957.46	805.13	1,141.14	1,166.49	2,781.69	1,278.27

PAYROLL COSTS - DECEMBER 14, 1991

FERN JACKSON	601.40	541.26	60.14				
JANET C. KARVEL	594.47	297.23				148.62	148.62
JAMES M. PALENICK	951.70	475.86		118.96	118.96	118.96	118.96
LARRY N. WAGNER	718.68		718.68				
MARY ANN LAMKIN	294.40	294.40					
KURT J. AUGUSTINE	548.19	207.18		103.59	237.42		
KEITH L. KITCHEN	613.02	245.21		122.60	245.21		
PATRICK A. MCKILLEN	763.23	186.03		219.42	357.78		
DEREK R. WISELEY	456.82	228.41		57.10	171.31		
THOMAS C. DESMET	915.08					915.08	
ANDREA M. DORNEY	449.85					449.85	
EDWARD A. LOBDELL -VT +SL							
DANIEL L. SCHLAFF	475.39					475.39	
LARRY C. SEBRING	677.32					507.99	169.33
LOREN P. YATES -PRES 12/91	400.84	400.84					
RITA A. FISCHER-TREAS.12/91	150.84	150.84					
DONNA L. FISHER-CLERK	366.68	366.68					
TOTALS	8,977.91	3,393.94	778.82	621.67	1,130.68	2,615.89	436.91

TOTAL = \$18,108.09

MEMORANDUM

To Dexter Village Planning Commission  
From Donna Fisher, Village Clerk  
Date December 11, 1991

The following action took place at the December 9, 1991, regular meeting of the Village Council -

Moved Baroni, support Gordenier to grant preliminary/final site plan review for Dexter Fastener Technologies.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Absent: Genske

Motion Carried

Moved Baroni, support Gordenier, to grant the special use request contingent on items spelled out in the planning commission report and the staff recommendation report and that we are granting this special use permit for the address of 2810A Baker Road and not the entire building at that address.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Absent: Genske

Motion Carried

Moved Baroni, support Gregory to adopt the revised amendment to 5.23 Curb and Gutter ordinance.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Absent: Genske

Motion Carried

Village Managers Report - December 23, 1991

- Village engineers have developed a "punch list" of remaining items of work to be accomplished on the Baker Road project, consisting primarily of restoration work, which will be completed as weather allows, but no later than early Spring '92.
- The sewer line project also has a brief "punch list" remaining which includes improvements to the soft and muddy shoulders along Fifth Street.
- Department Heads, and myself, have been developing a FY 1992/93 draft budget proposal for submission to Council in late January. Preliminary insight into the economy and expected revenues, given the assessment "freeze" and decreased revenue sharing payments, would indicate that the art of balancing the budget will become even more challenging than has previously been the case.
- The L.D.F.A. received the proceeds from the fourth and final L.T.G.O. bond series on December 18th. With receipt of these funds, the highly-successful financing of the \$ 3,500,000 Phase II infrastructure improvement project is now complete. The L.D.F.A. has become one of the most successful and respected efforts of its kind ever undertaken in the State of Michigan. The community should be dully proud of its accomplishments.
- On June 7th, the Village Clerk provided me with a memorandum highlighting a list of interests or goals which Council developed at an organizational meeting held on April 13th. I subsequently provided a concise response to each of the 15 listed goals. Many of the items have been actively pursued. Many have been accomplished or completed. However, I was never given any formal or informal direction from Council as to what was expected. I would be more than eager to pursue any formal directive Council might issue. As you know, however, I can't act without direction. If there are activities Council wishes pursued, I expect some formal resolution or written procedural expectation. It is particularly crucial at a time when the FY 1992/93 budget is being prepared, that I be able to develop the community's year-long fiscal plan in keeping with the village Council's goals.
- I have included in your packet a copy of the most recent invoice received from the Washtenaw County Finance Department for contracted law enforcement services. Included for the first time is an actual bill for retro-active payments of \$ 18,256.07. It will now be critical to again meet with the other contracting municipalities to further pursue a collective response.
- Your packet contains complete reviews for the Equitable Retail Shopping Plaza. All Department Heads, as well as the Zoning Inspector and the Village Engineers have approved the plans. The Planning Commission has recommended approval with certain listed contingencies. These contingencies have been met and are included

in the site plans (revised 12/20/91) you are receiving in your packet. The Village still needs to formally work out some pay-back agreements with respect to construction of the off-site sewer and water infrastructure, but that can be easily negotiated to the satisfaction of both sides.

- I would like to take this opportunity to wish Council members and their families, as well as Village employees and all residents a very Merry Christmas and a happy, health, and prosperous New Year.

December 13, 1991

To Dexter Village Council;

From Dexter Downtown Development Authority;

RE; Economic Development Trust and Revolving Loan Fund

Dear Loren

The D.D.A. Board is requesting the Dexter Village Council designate the Dexter Downtown Development Authority as the administering agent of the Economic Development Trust and Revolving Loan Fund.

The D.D.A. Board believes that they are the appropriate body, as they would be actively working with the probable applicants of the fund. The Board has suggested that it would be appropriate to create a separate Board of Trustees to be the governing body.



Ed Coy/chm D.D.A

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JANUARY 13, 1992

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

1. RESOLUTION APPROVING APPLICATION OF DEXTER FASTENER TECHNOLOGIES INC. FOR INDUSTRIAL FACILITIES EXCEMPTION CERTIFICATE, 2110 BISHOP CR. EAST (12 YEARS)
2. RESOLUTION APPROVING APPLICATION OF GROWERS SUPPLY CO. FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE, 2326 BISHOP CR. EAST (4 YEARS)

APPROVAL OF MINUTES OF THE DEC. 23,1991 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION\*

1. DORIS WAGGONER-PULLING THE COMMUNITY TOGETHER
2. PAUL BISHOP
3. JOHN RITCHIE-VILLAGE MANAGER
- ~~4. BILL STEPTOE-DAPCO LANDSCAPING PLAN~~
5. DIANE WALTERS-QUESTING VIOLATIONS OF OPEN MEETINGS ACT
6. JIM GILLET-GENERAL COUNCIL CONDUCT
7. KAREN FISHER DWOREK-COUNCIL GOALS

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING

2. PARKS

3. DOWNTOWN DEVELOPMENT AUTHORITY

AD HOC COMMITTEES

VILLAGE MANAGER

## ORDINANCES AND RESOLUTIONS

RESOLUTION APPROVING APPLICATION OF DEXTER FASTENER TECHNOLOGIES INC. FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE, 2110 BISHOP CR. EAST FOR A NEW FACILITIES ADDITION

RESOLUTION APPROVING APPLICATION OF GROWERS SUPPLY CO. FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE, 2326 BISHOP CR. EAST

## OLD BUSINESS

1. REQUEST FROM THE DDA BOARD TO ADMINISTER ECONOMIC DEVELOPMENT TRUST & REVOLVING LOAN FUND (ON TABLE)

## NEW BUSINESS

1. REQUEST FROM DDA BOARD REQUESTING AUTHORITY TO LEVY PROPERTY TAX OF UP TO 2 MILS ON ALL REAL AND PERSONAL PROPERTY NOT EXEMPT BY LAW WITHIN THE ESTABLISHED BOUNDARIES OF THE DEXTER DOWNTOWN DEVELOPMENT
2. VILLAGE MANAGERS CONTRACT
3. NON-UNION EMPLOYEE WAGE ADJUSTMENTS
4. MERIT PAY FACTOR FOR NON-UNION EMPLOYEES
5. APPOINTMENT TO DDA BOARD (TO FILL THE OPEN POSITION CREATED BY PAUL BISHOP WHICH EXPIRES 1994)
- ~~6. AMENDMENT TO FINAL SITE PLAN COUSINS HERITAGE INN~~ 6. Court Ruling Regarding V. Mgr Contract
7. SOLICIT BIDS FOR UPDATING VILLAGE ORDINANCES
8. SEMINAR ON OPEN MEETINGS ACT
9. Village offices

## PRESIDENT'S REPORT

## AUDIENCE PARTICIPATION

## ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.



DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
JANUARY 13, 1992

The meeting was called to order at 8:00 P.M. by President Yates at First of America Bank Building, 8123 Main Street.

Present: Gordenier, Baroni, Rush, Gregory, Yates  
Absent: Genske, Pearson

Public Hearing

1. The hearing for Resolution Approving Application of Dexter Fastener Technologies Inc. for Industrial Facilities Exemption Certificate opened at 8:03 P.M. There were no citizens who wished to speak. President Yates closed the hearing at 8:06 P.M.

2. The hearing for Resolution Approving Application of Grower's Supply Co. For Industrial Facilities Exemption Certificate opened at 8:06 P.M. There were no citizens who wished to speak. President Yates closed the hearing at 8:10 P.M.

Moved Rush, support baroni to approve the minutes of the December 23, 1991, regular meeting as presented.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

Arranged Citizen Participation

1. D. Waggoner, 3294 Broad Street, stated she wished to clear up a rumor that was circulating around the Village and stated she and her husband were supporting H. Liddiard in her candidacy for village president, that she believed the village needed people to work for the Village as a whole, and that the J. Rush letter to the editor in the Dexter Leader should be read by all Village residents.

2. P. Bishop, 7531 Forest Ave., stated he believed it was time for the Village President to make a public statement regarding his receipt of money for a meeting he did not attend. Regarding the removal of the Village Manager from his office, he questioned under what authority and under whose instruction was the manager required to leave? Was this done on action by the Council and if so when was the meeting held? He also stated that the sheet of information handed to his wife by J. Luton was in error and the reference to action taken by a previous council was a unanimous vote.

3. W. Steptoe, 7250 Dan Hoey, stated he wished to withdraw his request to speak.

4. D. Walters, 7640 Grand, spoke Council conduct and what she sees as an ongoing problem in the following of the Village charter and state laws. (Copy of prepared statement attached)

5. K. Fisher-Dworek, 7105 Dexter-Ann Arbor Road, addressed Council asking for response to the list of Council goals established at the 4-13-91 special meeting that were published in the Dexter Leader and stating that the list was a listing of council goals and not goals for the Village manager.

Item 6, under New Business was removed from the agenda, the President's report was moved to follow Audience Participation, Item 6, Court Ruling regarding Village Manager's Contract, and Item 9, Village Offices were added under New Business.

Moved Baroni, support Gordenier to approve the agenda as amended. (Copy attached)

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

Council received communications -

Resignation of D. Wisely

Memos from M. Lamkin, T. Desmet, P. McKillen

Palmer Insurance request for donation to the Village Christmas decoration fund

Resignation of P. Bishop from the DDA Board

Letter from T. Klever regarding parcel of land in IP

Letter from J. Frank regarding parks in the Village

Moved Gregory, support Baroni to approve bills and payroll in the amount of \$65,941.69

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

Ordinances and Resolutions

1. Moved Gordenier, support Baroni to grant Dexter Fastener Technologies at 2110 Bishop Circle East a 50%, 12 year tax abatement on their new addition.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

2. Moved Gordenier, support Baroni to grant the resolution for Grower's Supply Co., at 2326 Bishop Circle East, for 4 years.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

Old Business

1. Moved Baroni, support Gregory to remove the subject from the table.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

J. Simonds, Vice Chair of the DDA and property owner within the DDA District addressed Council speaking in favor of Council granting the DDA request, and in favor of the granting of authority to levy up to 2 mils.

Moved Baroni, support Gregory to grant the request of the DDA to Administer the Economic Development Trust and Revolving Loan Fund.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

Moved Rush, support Gregory to take a 5 minute break in the meeting at this point.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

#### New Business

1. Moved Baroni, support Gordenier that the Village hold a public hearing for the purpose of taking public input on the authority to levy 2 mils at the first meeting in February.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

2. Moved Gordenier, support Baroni to adopt the resolution to remove James M. Palenick from the office of Village Manager, effective February 13, 1992. (Copy attached)

Moved Rush, support Gregory to amend the resolution to include ...in accordance with Section II and Section III of the contract...

Ayes: Rush, Gregory

Nays: Gordenier, Baroni, Yates

Motion Failed

Vote on the original motion -

Ayes: Gordenier, Baroni, Yates

Nays: Rush, Gregory

Motion Carried

At this point citizens in the audience raised point of order - the Village charter states that the appropriation of \$ requires a 2/3 vote of the council.

President Yates called for a break in the meeting at this point.

The meeting came back to order and President Yates stated that the motion for New Business, Item 2. was carried.

Trustee Rush requested Mr. Yates get written legal opinion from the Village attorney regarding this issue. He also stated that he believed it in the best interest of the Village that legal council be present at the next Council meeting.

3. Moved Rush, support Gregory that the recommendations made by J. Palenick, Village Manager, on 1-6-92, for salary adjustments for village employees be accepted and acted upon. (Copy attached)

Ayes: Baroni, Rush, Gregory, Yates

Nays: Gordenier

Motion Carried

4. Moved Baroni, support Rush to adopt Mr. Palenick's recommendation that the merit pay factors for 1991 for all non-unionized employees be multiplied by a factor of 1.5.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

5. Moved Baroni, support Gregory that the subject of appointment to DDA Board be tabled until the next meeting.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

6. Discussion was held. Trustee Rush stated he had not received copies of any information/opinion rendered by the Village attorney as relating to the termination of the Village manager and/or court session regarding this matter, and that he requested the president provide such information to him.

7. Moved Gordenier, support Baroni to solicit bids from community planning consultants to work with the Zoning administrator to study the zoning ordinance text and map.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

8. Moved Gordenier, support Baroni, to table the subject of seminar on open meeting act until the next meeting.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

9. Moved Rush, support Gregory that;

Whereas, the offices of the Village are for the purpose of conducting Village business; recording and storing Village records,

Now therefore, be it resolved that only the Village Manager, the Village Clerk, the Village Treasurer and the two administrative assistants fulfilling their official duties, shall be authorized to enter the Village safe.

Ayes: Gordenier, Baroni, Rush, Gregory, Yates

Nays: None

Motion Carried

#### Audience Participation

P. Bishop, 7531 Forest Ave., asked President Yates if he would answer questions to clarify points; Was the manager's authority

circumvented by an administrative assistant reimbursing themselves for health insurance. Was payment made in December when the Village personnel rules state the payment be made in January? Did Mr. Yates authorize such payment and the amount? He also stated that he believed a 2/3 vote of council was necessary to approve the expenditure of money for pay increases and that the motion to approve non-union employee wage adjustments required an affirmative vote of 5.

D. Walters, 7640 Grand street, stated her concern for the errors in totals during Council's approval of bills and payroll. She stated that in her experience in accounting during her current employment with a "Fortune 500" company that this type of accounting should be done on a computer spread sheet. Her concern would be had council adjusted the totals and approved correct amounts?

J. Gillett, 3564 Inverness, stated that he had been told upon his calling the village offices that Loren Yates was acting Village Manager. He also stated that if that is the case that according to article 5, subsection E, that the acting Village Manager cannot vote at the council meeting. He questioned that if Mr. Yates is not the Acting Village Manager, why was he told this by the individual working in the office?

J. Simonds, 7365 Donovan Road, property owner in the Village, stated she questions the sincerity and integrity of the village attorney, she questions who they represent: the Village? the citizens of the Village? the Trustees? Or do they represent the Village President and Mr. Gordenier and Mr. Baroni?

J. Rush, 7930 <sup>0.1-21-92</sup> ~~Third~~ <sup>City</sup> Street, stated that since the Village Council had passed a motion of intent to terminate the Village Manager and not a motion to terminate him, and since he is still being paid, and since the decision to remove his presence in the office was made by the President and not the Council, that he did not think he should be paid for nothing. He believed that the Council should return him to his desk so he could earn <sup>his pay</sup> ~~the pay~~. <sup>1-27-92</sup>

K. Fisher-Dworek, 7105 Dexter-Ann Arbor, questioned as to whether a Council meeting had been held to make the decision to ask the Village Manager to stay out of the office and to change the Village locks.

J. Adams, 7955 Third Street, read from a prepared statement regarding audience attendance, regulars and non-regulars, and his opinion regarding the motivation for such audience attendance - rumor or desire for fact.

#### President's Report

Mr. Yates, answered questions posed by citizens earlier in the meeting and read from a prepared statement. (Copy attached) <sup>of prepared statement</sup>

President Yates adjourned the meeting at 9:50 P.M.

Respectfully submitted,

*Donna L. Fisher*  
Donna L. Fisher  
Village Clerk

Filing approved 1-27-92

2745 Bent Tree  
Dexter M. 48133  
12/23/91

Mr. Jim Palenick  
Dexter Manager  
8140 Main Street  
Dexter Mi. 48130

Dear Mr. Palenick,

I have noticed when riding  
or walking through the village  
of Dexter that the park behind  
the fire station is not used  
very much.

I think maybe if you added  
more play equipment, picnic tables,  
and kept it picked up it  
would have more visitors.

Sincerely

Jason Fink

P.S. I am a Boy Scout from  
troop 477 in Dexter Mi. I  
am working on Citizenship  
in the Community.

To the Dexter Village President and Trustees

I was concerned when at the last Council Meeting a former employee of V-Tech brought before council a rather dismal story. It involved a continuing problem of non payment of wages to this individual by the V-Tech Company located in the Dexter Industrial Park.

He also mentioned that the current number of employees stood at 14 and that there had never been more than 50 at any given time while he had been employed there.

I did a little checking and found that V-Tech is behind in tax payments to the Village ,since 1989. I could not get an exact figure from the office.

I also called Scio Township and found out the following about V-Techs tax delinquent situation with Scio.

This is in the line of information

Scio breaks down the taxes into 5 sections.

These are 1991 taxes due by Feb. 14,1992

Parcel 1- valued at \$1,000,000.00 abated to \$500,000.00

with taxes of \$11,949. Unabated tax would double this figure.

Parcel 2.through 4 are non abated taxes on vacant land. The total is around \$ 24,000.00 for all.

Parcel 5 is personal property(equipment) abated at 50% of the true value. Taxes are \$10,918.00.

Scio Township has not been paid for a substantial portion of these taxes for the years 89 and 90.

The delinquent property taxes were turned over to the County.

The following are the numbers assigned to some of these delinquent taxes by the County.

HD0820807120004 For 1989 \$26,458.48 at 23% interest per year

For 1990 \$7,596.33 at 10.11% interest

These are taxes still owed on the main parcel of land that the building sits on.

HD 0820807120011 This was turned in by Scio Township as V-Tech owned property for delinquent taxes.

These are parcels 9 thru 13 in the IP

THE COUNTY INFORMED ME THAT THESE

DELINQUENT TAXES WERE PAID BY THE VILLAGE.

2.

A few calculations for the 1991 year show that V-Tech will be abated about \$26,860.00 from Scio. Township. I guess Dexter's abatement would be an additional 1/3 added to that total. That \$30,000 plus is a pretty substantial abatement.

My concern about this issue involves the continuation of the tax abatement for this Company. Dexter gave this Company many incentives. I believe the property was discounted or given to them along with an assurance of a 50% tax abatement.

The company promised to meet certain criteria to continue this abatement. I believe V-Tech has failed to meet these terms. It is time to take a serious look at this Company and this abatement, as well as what can be done to collect payment for these delinquent taxes.

Scio is expecting to receive all the 1991 taxes by the 14th of Feb. Scio has received no Summer or Winter taxes for 1991 yet.

This issue then is more than one employee not receiving his check. The School District doesn't get its money and Scio and Dexter budgets are out expected revenue dollars.

Promises to the Village and community have not been fulfilled.

The other issue involves lots 9-13 in the IP. I remember V-Tech agreeing to purchase or purchasing additional land in the Park. Scio certainly thinks so, they are taxing them for the additional property as if they owned it. That taxation of the property was to V-Tech as of Jan 8, 1992 according to Scio's Treasurer. If these parcels belong to V-Tech why is the Village paying the taxes?

Is it paying the taxes to keep the property for V-Tech.

Was it returned to the Village by V-Tech? Who owns it?

I am assuming you have all been made aware of the current status and the tax situation that currently exists. I hope I am not assuming wrong. However, I got the feeling that there are many parties involved with the direct taxation of this property who have no idea what is happening or who owns these additional parcels.



3.

My other concern is the lack of a system to check for compliance of the terms for every firm that was given a tax abatement.

Abatements are granted based on a formula that involves various factors. There is a form which I'm sure you are all familiar with that each council member is given before you grant tax abatements. All criteria is included on these forms. My question is who ever checks to see if the company meets or complies with these criteria which they agreed to fulfill to get the abatement.

NO ONE.

If we are going to give abatements for abatement sake and do not have any intention of monitoring these commitments given by the incoming companies then lets make that known, up front, to the entire Village. Seeing that this was not the case when the Village gave abatements to these firms then it needs to monitor those commitments on an annual basis to see if the abatement should continue.

Thank you for your time and concern. Keep up the good work

Thank you

A handwritten signature in cursive script, reading "Timothy J. Klever". The signature is written in dark ink and is positioned above the printed name.

Timothy J. Klever  
3580 Hudson Dexter Mi.

MEMORANDUM

TO VILLAGE COUNCIL

FROM DONNA FISHER, ADM. SEC. TO PLANNING COMMISSION

DATE 1-21-92

The following action took place at the 1-20-92 regular meeting of the planning commission -

Moved Cousins, support Fisher to set a public hearing for February 17, 1992, at 7 P.M., at First of America Bank Building, for the purpose of taking public comment on a possible planning commission recommendation to rezone the Dexter Community School properties: Wylie Middle School, Bates Elementary School, and Dexter High School, and at the owner's request, the rezoning of 2801 Baker Road from R1A to R2.

Ayes: Gucker, Fisher, Cousins, Betz

Nays: Bishop, Fisher-Dworek

Motion Carried

Absent: Arbour, Hansen, Bell

Mr. Robert Doletsky met with the commission to discuss the parking lot plan for 2810 Baker Road. A plan will be drafted and Mr. Doletsky will work with the Zoning Administrator.

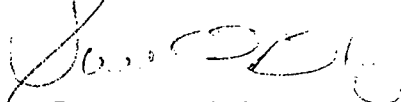
Mr. Ed Coy  
Chairman  
Dexter D D A

I regret to inform you that I am resigning as a Board Member of the Dexter Downtown Development Authority effective January 10, 1992.

As most of you know, I was Village President when the DDA was formed and served as it's first chairman. I have enjoyed the association with the board even though our accomplishments have been few. I feel that the Village Council has not been supportative enough of the DDA board in the past, and my continued presence on the board may hinder it's support in the future.

My support of the DDA will continue in the future.

Best Regards



Paul S Bishop

VILLAGE OF DEXTER

SUMMARY OF BILLS AND PAYROLL COSTS

JANUARY 13, 1992

PAYROLL COSTS (PAGE 3 & 4)	\$ 38,269.26
BILLS DUE (PAGE 1 & 2)	25,896.91
CONSTRUCTION/ENG. FUNDS (PAGE 2)	<u>\$ 1,775.52</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<del>\$ 66,040.32</del> \$65,941.69

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: JANUARY 13, 1992

PAGE 1

PAYEE-EXPLANATION	CODE	TOTAL	101 GENERAL	202 MAJOR ST	203 LOCAL ST.	590 SEWER	WATER
A&L PARTS, INC.	441-750	56.64	56.64				
ANN ARBOR FENCE	548-935	550.00				550.00	
ANN ARBOR WELDING SUPPLY	441-740	15.00	15.00				
AT&T CREDIT CORP	VARIOUS	100.18	59.09			41.09	
BARRETT PAVING MATERIALS	463-740	253.62			253.62		
BOULLION SALES, INC.	441-937	12.44	12.44				
BUSINESS RESOURECES, INC.	172-727	122.50	122.50				
CADILLAC ELECTRIC	548-937	119.75				119.75	
D&C PLUMBING & HEATING	265-935	22.95	22.95				
DANKA INDUSTRIES	172-937	413.40	413.40				
DETROIT EDISON							
3620-3676CENT/WA TOW	556-920	2,310.63					2,310.63
8360HURON/CW LIFT STA	548-920	4,163.24				4,163.24	
8014;7982;8140;8050MAIN-VARIOUS		378.98	378.98				
DEXTER OFFICE SUPPLY	VARIOUS	94.51	88.82			5.69	
DEXTER, VILLAGE OF	VARIOUS	25.83	21.57			4.26	
ELECTRONICS SERV. CENT.	441-937	175.00	175.00				
GRAINGER	VARIOUS	110.65	110.65			91.32	
HACKNEY ACE HARDWARE	VARIOUS	305.78	240.58			11.62	53.58
KOCH & WHITE HTG & CLG	265-935	117.50	117.50				
LEN'S RUBBISH/12-91CONT	528-816	10,678.67	10,678.67				
" " /RECYCLE	528-816020	2,013.36	2,013.36				
LONGS ELECTRONICS, INC	172-977	175.80	175.80				
MCKILLEN, PAT-MILEAGE	441-861	66.82	66.82				
MADISON ELECTRIC	548-937	85.32				85.32	
MI BELL-426-8303	172-853	96.24	96.24				
" " -426-4572	VARIOUS	218.73				145.82	72.91
" " -426-8530	441-853	71.59	71.59				
MORTON SALT	VARIOUS	1,283.96		641.98	641.98		
PARTS PEDDLER AUTO SERV	VARIOUS	304.02	292.68				11.34
PETOSKEY PLASTICS, INC.	528-740	181.80	181.80				
PLANNING/ZONING COMM.	400-965	240.00	240.00				
RAM COMM. OF MI.	441-853	37.00	37.00				
RECYCLE ANN ARBOR	528-816020	622.89	622.89				
SCIO ELECTRIC	548-937	100.00				100.00	

SHULTS EQUIPMENT, INC	441-740	82.04	82.04				
S.F. STRONG, INC.	441-740	62.91	62.91				
UTILITIES INST.	548-937	30.50				30.50	
VOGEL'S LOCK & SAFE REP.	265-935	80.30	80.30				
WILLIAMS SEWER SERV.	265-935001	55.00	55.00				
WISELEY, DEREK-REIMB	441-740	61.36	61.36				
TOTAL BILLS DUE		25,896.91	16,653.58	641.98	895.60	5,348.61	2,448.46

## HAND CHECKS ISSUED:

PAYEE-EXPLANATION	CODE	AMOUNT
U.S. POSTAL SERVICES	590-548-727	\$98.63
TOTAL:		98.63

## CONSTRUCTION AND ENGINEERING BILLS:

PAYEE-EXPLANATION	CODE	AMOUNT
HACKNEY ACE HARDWARE	251.00.733.456	\$ 35.52
RONALD KRULL CONST. CO.	251.00.733.965.054	1,740.00
TOTAL DUE		\$1,775.52

PAYEE-EXPLANATION	TOTAL	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - DECEMBER 21, 1991</u>							
FERN JACKSON	601.40	541.26	60.14				
JANET C. KARVEL	430.96	215.48				107.74	107.74
JAMES M. PALENICK	951.70	475.86		118.96	118.96	118.96	118.96
LARRY N. WAGNER	718.68		718.68				
MARY ANN LAMKIN	294.40	294.40					
KURT AUGUSTINE	593.49	310.77		148.95	133.82		
KEITH L. KITCHEN	613.02	367.82		122.60	122.60		
PATRICK A. MCKILLEN	686.91	381.63		152.64	152.64		
DEREK R. WISELEY	456.81	228.41		114.20	114.20		
THOMAS C. DESMET	915.08					915.08	
ANDREA M. DORNEY	562.32					562.32	
EDWARD A. LOBDELL	736.60					736.60	
DANIEL L. SCHLAFF	590.24						590.24
LARRY C. SEBRING	677.31					406.39	270.92
TOTALS	8,828.97	2,815.63	778.82	657.35	642.22	2,847.09	1,087.86

PAYROLL COSTS - DECEMBER 28, 1991

S.J. EGELER	42.00	42.00					
FERN JACKSON	420.98	360.84	60.14				
JANET C. KARVEL	416.12	208.06				104.03	104.03
JAMES M. PALENICK	666.18	190.34		118.96	118.96	118.96	118.96
LARRY N. WAGNER	431.20		431.20				
D. DETTLING-XTRA HELP FD	61.67		61.67				
MARY ANN LAMKIN	176.64	176.64					
KURT J. AUGUSTINE	357.27	51.79		156.52	148.96		
KEITH L. KITCHEN	429.11	183.91		122.60	122.60		
PATRICK A. MCKILLEN	534.28	228.98		152.65	152.65		
DEREK R. WISELEY	171.31	171.31					
THOMAS C. DESMET	640.55					640.55	
ANDREA M. DORNEY	393.62					393.62	
EDWARD A. LOBDELL	515.62					515.62	
DANIEL L. SCHLAFF	475.38					356.54	118.84
LARRY C. SEBRING	67.73						67.73
TOTALS	5,699.66	1,613.87	553.01	550.73	543.17	2,129.32	409.56

PAYROLL COSTS - JANUARY 13, 1992

PAGE 4

FERN JACKSON	420.98	360.84	60.14					
JANET C. KARVEL	416.12	208.06					104.03	104.03
JAMES M. PALENICK	666.18	190.34		118.96	118.96		118.96	118.96
LARRY N. WAGNER	521.04		521.04					
MARY ANN LAMKIN	176.64	176.64						
KURT J. AUGUSTINE	362.55	103.59		129.48	129.48			
KEITH L. KITCHEN	429.10	122.60		153.25	153.25			
PATRICK A. MCKILLEN	534.26	76.32		228.97	228.97			
DEREK R. WISELEY	505.56	114.20		188.12	203.24			
THOMAS C. DESMET	457.54						457.54	
ANDREA M. DORNEY	562.32						562.32	
EDWARD A. LOBDELL	368.30						368.30	
DANIEL L. SCHLAFF	356.54							356.54
LARRY C. SEBRING	474.12						135.46	338.66
TOTAL	6,251.25	1,352.59	581.18	818.78	833.90		1,746.61	918.19

TOTAL PAYROLL COSTS \$38,269.26



RESOLUTION

Minutes of a regular meeting of the Council of the Village of Dexter held January 13, 1992 at the First of America building, 8123 Main Street, Dexter, Michigan at 8:00 P.M.

PRESENT \_\_\_\_\_

ABSENT \_\_\_\_\_

The following preamble and resolution were offered by  
\_\_\_\_\_ and supported by  
\_\_\_\_\_.

RESOLUTION APPROVING APPLICATION OF  
DEXTER FASTENER TECHNOLOGIES, INC. FOR  
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
FOR A NEW FACILITY ADDITION

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on May 26, 1987, the Council by resolution established the Dexter Business and Research Park Industrial Development District; and

WHEREAS, Dexter Fastener Technologies has filed an application for an Industrial Facilities Exemption Certificate with respect to a new manufacturing facility being constructed and equipped within the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on January 13, 1992, at the First of America Building, 8123 Main Street, Dexter, Michigan at 8:00 P.M., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before November 26, 1991, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

2. The application of Dexter Fastener Technologies Inc. for an Industrial Facilities Exemption Certificate with respect to a new manufacturing facility being constructed and equipped on the following described parcel of real property situated within the Dexter Business and Research Park Industrial Development District, to wit:

Commencing at the East 1/4 of Section 7, T. 2 S., R. 5 E., Village of Dexter, Washtenaw County, Michigan, said corner being the point of beginning, proceeding thence along the East and West 1/4 line of Section 7, S. 89 degrees 10' 45" W., 409.78 feet; thence N. 00 degrees 49' 15" W., 499.55 feet to the Southerly right-of-way line of Bishop Circle East (66 ft. wd.); thence along said right-of-way line, N. 89 degrees 29' 00" E., 336.39 feet; thence 422.25 feet along the arc of a curve to the left, having a radius of 399.13 feet, passing through a central angle of 63 degrees 29' 10", with a long chord bearing of N. 57 degrees 44' 25" E., 419.97 feet to a point on the curve; thence N. 89 degrees 50' 38" E., 418.61 feet; thence S. 00 degrees 09' 22" E., 90.00 feet; thence N. 89 degrees 50' 38" E., 120.00 feet; thence S. 00 degrees 09' 22" E. 562.43 feet to the East-West 1/4 line of Section 8; thence along said line, S. 88 degrees 36' 17" W., 815.97 feet to the point of beginning. Containing 15.482 acres of land and is subject to all easements and/or restrictions of record;

be approved as submitted.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in full force and effect for a period of \_\_\_\_\_ years after completion.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
DONNA L. FISHER, VILLAGE CLERK

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, Michigan, at a regular meeting held on January 13, 1992.

\_\_\_\_\_  
DONNA L. FISHER, VILLAGE CLERK

## RESOLUTION

Minutes of a regular meeting of the Council of the Village of Dexter held January 13, 1992 at the First of America building, 8123 Main Street, Dexter, Michigan at 8:10 P.M.

PRESENT \_\_\_\_\_

ABSENT \_\_\_\_\_

The following preamble and resolution were offered by  
\_\_\_\_\_ and supported by  
\_\_\_\_\_.

### RESOLUTION APPROVING APPLICATION OF GROWERS SUPPLY COMPANY FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR A NEW FACILITY

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on May 26, 1987, the Council by resolution established the Dexter Business and Research Park Industrial Development District; and

WHEREAS, Growers Supply Company has filed an application for an Industrial Facilities Exemption Certificate with respect to a new manufacturing facility being constructed and equipped within the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on January 13, 1992, at the First of America Building, 8123 Main Street, Dexter, Michigan at 8:10 P.M., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before November 19, 1991, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

2. The application of Growers Supply Company for an Industrial Facilities Exemption Certificate with respect to a new manufacturing facility being constructed and equipped on the following described parcel of real property situated within the Dexter Business and Research Park Industrial Development District, to wit:

Lot #20, of the recorded plat of the Dexter Business and Research Park, Liber 26 of Plats, pages 29-36 inclusive, Washtenaw County Records.

be approved as submitted.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of \_\_\_\_\_ years after completion.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
DONNA L. FISHER, VILLAGE CLERK

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, Michigan, at a regular meeting held on January 13, 1992.

\_\_\_\_\_  
DONNA L. FISHER, VILLAGE CLERK

## RESOLUTION

WHEREAS, effective November 7, 1977, the Village of Dexter adopted its ordinance establishing the office of the Village Manager ("Ordinance");

WHEREAS, the Village entered into a contract on or about December 11, 1990, employing James M. Palenick as Village Manager ("Contract");

WHEREAS, the Ordinance provides that a Village Manager may be removed by a majority vote of the members of the Village Council and sets forth the procedures to be followed in such event;

WHEREAS, the Ordinance and the Contract require that the Village Council remove the Village Manager by resolution reciting its intention to so remove and the reason therefor at least thirty (30) days before said removal.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Dexter as follows:

Pursuant to Section 27.401 of the Village Ordinances and in accordance with Section II of the Contract, James M. Palenick shall be removed from the office of Village Manager effective February 13, 1992.

The reasons for removal include but are not necessarily limited to (i) the inability or unwillingness of Mr. Palenick to effectively communicate with the Village President and members of the Village Council, (ii) the inability or unwillingness of Mr. Palenick to deal with the public in a responsive and civil manner, and (iii) the failure of Mr. Palenick to recommend to the Village President and Council the employment of an employee of the Village contrary to the Ordinance.

Pending the effective date of removal, the Village President shall be and is hereby authorized to designate an Acting Village Manager pursuant to the provisions of Section 27.405 of the Village Ordinance

MEMORANDUM

To: Dexter Village Council  
From: James M. Palenick; Village Manager  
RE: Non-Union employee salary adjustments and merit pay  
Date: January 6, 1992

After the completion of year-end performance evaluations for the listed Department Heads and non-union employees under my direct supervision; I am forwarding the following salary and wage adjustments and merit pay awards in fulfillment of the established personnel rules.

1. Tom Desmet; Superintendent of Public Utilities.

1991 adjusted salary range: \$26,185.00 - 32,005.00  
\*1992 salary range (CPI adjusted): \$27,325.00 - 33,400.00  
Existing Salary: \$31,485/year  
Recommended Increase: \$1,525/year  
Proposed Salary: \$33,010/year

2. Pat Mckillen; Superintendent of Public Works.

1991 adjusted salary range: \$25,390.00 - 30,150.00  
\*1992 salary range (CPI adjusted): \$26,500.00 - 31,465.00  
Existing Salary: \$27,100/year  
Recommended Increase: \$1,325/year  
Proposed Salary: \$28,425/year

3. Mary Ann Lamkin; Zoning Officer/Planner (1/2 time)

1991 adjusted salary range: \$12,000.00 - 12,500.00  
\*1992 salary range (CPI adjusted): \$12,525.00 - 13,045.00  
Existing Salary: \$12,250/year  
Recommended Increase: \$635/year  
Proposed Salary: \$12,885.00/year

4. Janet Karvel; Administrative Assistant (Utility Billing & Personnel)

1991 adjusted wage range: \$8.19 - 10.95/hour  
\*1992 wage range (CPI adjusted): \$8.54 - 11.42/hour  
Existing Wage: \$10.75/hour  
Recommended Increase: \$.22/hour  
Proposed Wage: \$10.97/hour

\*The minimum and maximum salary parameters for each established classification have been adjusted upward in an amount equal to the CPI (Consumer Price Index) as approximately determined to date regionally for the calendar year 1991 = 4.36%. In keeping with that the following non-evaluated or non-filled employee classifications are also adjusted upward:

5. Administrative Assistant (Accounting & Finance); Fern Jackson  
1991 adjusted wage range: \$8.72 - 11.47/hour  
\*1992 wage range (CPI adjusted): \$9.10 - 11.97/hour

6. Secretary (entry-level clerical, filing, reception); unfilled.  
1991 adjusted wage range: \$5.55 - 8.19/hour  
\*1992 wage range: \$5.79 - 8.55/hour

The salary and wage adjustments are based on year-end evaluation results; comparable salary information from other jurisdictions; cost-of-living statistics; and salary history within a given range or position.

#### MERIT PAY

Merit pay is based solely on the objective final point total received for the year-end evaluation.

For 1991 the cumulative point totals for unionized employees is multiplied by a factor of 1.5 in accordance with the executed collective bargaining agreement negotiated in 1990. In fairness it would be entirely appropriate that non-unionized employees be treated the same. Therefore, it is my recommendation that merit pay factors for 1991 for all non-unionized employees be multiplied by a factor of 1.5. This should be established as a resolution.

In keeping with this action, the following merit pay will be awarded:

<u>Employee</u>	<u>Merit Pay Calculation</u>	<u>Merit</u>
Desmet	1.5% x 1.5 x base salary	\$708.41
Karvel	.5% x 1.5 x base salary	\$167.70
Lamkin	1.5% x 1.5 x base salary x .6667/year	\$183.76
McKillen	1.5% x 1.5 x base salary	\$609.75



I would like to address the council tonight regarding what I see as an ongoing problem this governmental body has in following both our village charter and state laws.

The first time I addressed council was regarding what I perceived as a lack of concern you showed allowing an individual from our village (without proper approval) to pay cash to a village contractor for work performed on village property. At the time of that incident, I went away from the council meeting with a very clear message that the voting majority of this council had the uncanny ability to determine different degrees of wrong doing. I follow a different set of values. Right is right and wrong is wrong. Perhaps you know something I don't.

After the above incident, I have tried to follow the activity of council a little closer. I believe I have an obligation to be informed, particularly if I have concerns regarding the people elected to office and how lightly I perceive their regard to uphold the law.

On November 11th the council passed a motion not to renew the village managers contract. I attended the next meeting on November 25th to listen to the reasoning behind this decision. There was limited discussion, but no action taken at that meeting. During audience participation, I did ask Mr. Yates the village president if the village attorney had been officially asked for an opinion regarding the action taken at the November 11th meeting. I was told the attorney had rendered an opinion and assisted in the decision process. I asked if the opinion was in writing and if I might receive a copy. I was not given an answer and to date I have received no communication regarding my request.

Further at the November 25th meeting, we were told the attorney would be attending a future meeting to talk with the entire council. I attended the December 23rd meeting expecting the attorney to be present. The village manager contract issue was on the agenda, but was subsequently removed. The audience was told no action was going to take place until the January 13th meeting and once again we were told the attorney would be present. On January 6th the village manager was asked to vacate his office. An article was in the Ann Arbor paper quoting several council members opinions regarding the removal of the manager. The quotes were said to be gathered at an informal press conference (called by who I don't know) held in the village office. On Jan. 8th I called the village office and asked who was in charge until the January 13th council meeting and was told that Loren Yates was the "Acting Village Manager". I then asked if there had been any special meetings called since the December 23rd meeting as I did not understand how the decision to remove the manager had been made. I was told no meetings were held.

Based on the limited information I gathered, I called the Attorney General's office and gave a brief outline of how I saw the chain of events in Dexter. I asked if the open meetings act had been violated. The individual I spoke with said based on the information as I presented it, it would appear so. I know there are always two sides to an issue, therefore I ask this council: "Is there some piece of information missing, or is this again just a "little law" that you are choosing to break?"

I am only one individual, but you should know this individual will continue to watch and actively point out when I see wrongful acts committed.

I have no opinion on if the village manager should or should not continue in his position, but I have concern for how this elected body of individuals continues to conduct business. You are elected to uphold the laws, not break them. Please consider your actions.

*Diana Walter*  
*7640 Grand St.*  
*Dexter Mi 48130*

## VILLAGE PRESIDENT'S REPORT

I'm writing this president's report on the Monday afternoon of the January 13 council meeting in the hopes that an agreement on the village manager issue can be reached.

Mr. Palenick's contract with the village has traditionally been renewed every December. At the November 11, 1991 meeting of Council, that body voted to not renew his contract for the coming year, but to keep him on until the end of 1991, whereupon he would be given one month's severance pay. We had been aware that he had been seeking employment elsewhere for quite some time; there had been an article in the newspaper concerning his being a finalist in Saginaw's search for a manager, and there had also been a delegation of officials from another town where Mr. Palenick was seeking employment, asking people in Dexter how they felt about the job he was doing in the village.

We were very much hoping for a smooth transition. It was obvious that Mr. Palenick wanted employment elsewhere, and giving him until the end of 1991 plus another month of salary seemed to provide him ample time for continuing his job search, and would have provided him with a recommendation from the village; it would also have given the village time to look for a manager. Council did not want to exercise its other option, which would have been to fire Mr. Palenick, following the guidelines for such termination of employment as are set up in the Village Manager Ordinance of 1977. However, he chose to fight Council's express wishes, and filed suit.

I wish to emphasize strongly the fact that every step the council has taken has been under the guidance of the village attorney. We have also kept the public informed as to what we were doing, as opposed to the previous administration, who didn't even put on the agenda the fact that they were firing Mr. Willoughby; it was added to the agenda after the meeting was begun.

On December 23, a confidential agreement was made between the village attorney and Mr. Palenick's attorney, which stated that council would take no action at the 12/23 council meeting, and that no public statements would be made, while negotiations between the attorneys took place. It was also agreed that Mr. Palenick would stay out of the village offices effective January 1, 1992, if council thought it best. After observing the tensions that were present in the village office, I felt it would best serve the needs of the village if this were done. On the morning of Monday, January 6, Mr. Palenick was asked not to come into the office.

The above agreement, as I have stated, was a confidential one, worked out between the attorneys; somehow, however, the media got hold of it. On the afternoon of January 6, when I got home from work there were calls in to me from radio stations and the press; I returned their calls, but refused to make comments, in keeping with the confidentiality of the agreement. Upon my arrival at the village office newspaper reporters and three picketers arrived. The three picketers had their pictures taken by the photographers and then went home. The paper then asked for a comment. Those of us at the office sat down and talked with the reporters, trying not to violate any of the confidentiality of the agreement made between the attorneys.

This Council has exhausted itself in taking every measure possible to follow the letter of the law and to be open as much as is possible with the public.

Since the beginning of this controversy there have been a few people, some of them non-residents, who have done absolutely everything within their power to disrupt the operations of this government. I have spent hours meeting and talking with several of these people in an attempt to answer all their questions, sacrificing much of my own time which should have been spent earning a living for my family. These people have used this issue to try to drag in other issues. They have left no stone unturned in their attempts to discredit council and myself. I didn't realize when I took office that it's not important to some people that government be carried out properly, and that they will do all they can to smear those in office.

I accept the fact that as an elected official I am open to such muckraking tactics as have been displayed by the above people. What I cannot accept is that people will stoop so low as to involve village employees who are only following orders.

We have been charged with violating the village managers ordinance of 1977. We have violated no ordinance; to violate an ordinance we would have to do something covered under that ordinance. It was our hope not to be forced to use the village manager ordinance for termination of the manager's employment. What we did was to inform Mr. Palenick on November 11 that his contract would not be renewed on December 31, but that he would be given a month's severance pay and a letter of recommendation. That is completely different from firing him, which would then necessitate the use of the village manager ordinance.

There have been some questions raised concerning the expense of our attorney as it relates to this issue. As of the billing received January 1992, the village has been billed approximately 11 and one-half hours by our attorneys.

The severance pay for the village manager's position was introduced into Mr. Palenick's first contract in 1987, then raised again in 1988. In an effort to avoid having to dismiss him, he has been offered approximately the same amount of severance that he would have received had he been fired--all to no avail.

RESPONSE OF PRESIDENT YATES TO CITIZENS' QUESTIONS RAISED AT THE  
JANUARY 13, 1992, REGULAR MEETING OF THE VILLAGE COUNCIL.

(Transcribed from the audio tape of meeting)

Alright, first of all, I'm going to try to answer as many questions as I can. If I don't answer all your questions you're free to come down to the office or write a memo or something. I'll be happy to answer everything I can.

The two hundred dollar check I received when I was in the hospital. I think it was in May, my pay check, a third, a couple weeks later or something I received my regular paycheck I receive on the third Monday of each month, which amounts to four hundred dollars. It was my understanding at that time that when you receive it on the third Monday that it's for the previous month, which meant that at all times there was one check that was being held back. I'm not trying to make excuses for this. It happened. I asked the secretary to correct it, and two or three months went by and each time she'd forgotten, always thinking one check had been held. So I reimbursed the Village for that two hundred dollars.

Number 2 to Mr. Bishop would be removal of Village Manager - Whose authority? It's under the advice and guidance of our Village attorney. He made a statement about when they removed Mr. Willoughby from office it was a unanimous vote. It's my understanding and it's not important to me, that in fact it was not a unanimous vote as Mr. Waggoner was out of town, but if that's not the case, then I don't know. It's just my understanding. I don't know what point you're trying to make there, but it's fine.

Ms. Walters. Communications from the attorney. I thought you were one of the people who were down there the other day, one of the people down there. We have one communications dealing with this and it is available. I assume it will be. In fact, I'll make sure that you get one. I have no problem doing that.

The Village attorney. I guess there seems to be a lot of interest in having him come to a meeting. I'll certainly arrange to have that done.

Press conference. No one called a press conference and I'll deal with that further in my Village Manager's report or Village President's report.

At no time have we been in violations of the Open Meeting Act, nor do we intend to be.

Ah, Karen, you asked me about the sign at Cottage Inn. I know there's been some signs installed there. Whether they are precisely the ones we had asked for I can't answer that. We'd be more than happy to get that answer for you.

Street sweeping program. There was one instituted to sweep the downtown area every Friday morning. We since discovered that the sweeper we purchased on the recommendation of the people, the Village manager and the D.P.W. person, is not adequate for the job of what we seem to need and we'll try to sweep the streets with what we have and we may contact the people we purchased it from and to see what the problem is.

Update on the ordinance. I believe I explained that before. Is that satisfactory? O.K.

Fire code. It's something that, a, that there's some other controversy whether it's absolutely needed or not. We do have some fire codes under the county as indicated in his memo and his response to those. I'm not sure now that it was the intention of the Council to provide all the fire protection it could for this community. It wasn't further investigated, and I'll go out on a limb to say that I believe that when we do that we have to have an agreement with the fire board. I don't think the fire board is going to produce a fire code for the Village on its own because we have at least three other municipalities that they deal with.

The open burning. We said that we wanted to deal with that problem. We still want to deal with that problem, but we also realize that our hands are somewhat tied because to ban burning completely means we have to come up with the money to find a way to pick them up which would mean some sort of a leaf machine and I guess that's very expensive, that it's forty thousand, but I'm guessing.

The compost site has been relocated and it was our intention that at sometime at somewhere, the Hall property, it was our intention that sometime when the new DPW yard opens up to try to provide a new place where people could take stuff we won't pick up and as soon as that opens up, we'll institute something like that to make it available to the public.

The 911 stickers were done. When we did that with the council there was no plan to initiate the 911 stickers throughout the Village. The Fire Department along with some other organizations did that on their own so there was no need for the Village to really do that.

The public ordinance brochure. That's just not happened and I'd sure like to see that happen. That's one thing we can get hoppin' on.

The siren as you said was passed on to the Village manager and asked to be put into the next year's budget if at all feasible. We do as of right now have one siren that works, the one up on Cottage Inn. It's not adequate for the community but it's a large expense and we'll have to see if we can come up with more money to add more. We did investigate some, and I believe, Jon wasn't it about one hundred thousand dollars for one? I'm guessing in that area

just for one. But that's a budgetary item. Hopefully next year we can deal with that.

We asked for a list of accounts. There's some concern, that a, I believe the Council should have a thorough understanding of all the accounts that this village has, which is several and what they're used for. We have 'em for major streets, local streets, LDFA, construction engineering and stuff like that and that's what that request was for. Each account, each bill, that comes into this office is assigned a number and is assigned to that account, and I just felt that the council should be aware of where all the money was going and also we have had in the past a tremendous amount of money in a bank outside the Village and I personally feel that as long as the interest rate is comparable to any other that we could receive elsewhere that these accounts should be in the Village and we shouldn't be paying Village employees to drive to Ann Arbor to deposit this money or transfer it. But again we have to be reasonable and practical to make sure that we're not, a, moving money out of an account that may be earning a higher interest rate. That's another part of that.

Improved sound system. At that time when we made all the improvements in here, we, it was our intention to improve the sound system. I talked to Jim about that - we thought it might be adequate. Apparently it's not, so we're gonna' have to investigate adding a couple more speakers or possibly there's one or two people locally that are experts in that field and I'd like to have them come in and look at our system and tell us how to do it. I assume most of you can hear us, but I know that unless the microphone is right in your mouth it's very hard to hear.

Suggest ZBA. There's a lot of controversy about that. It's just an issue that never surfaced. Some people believe very strongly that the ZBA board should be the final and last vote which is the council which in this case is now one and the same. I have mixed feelings about that and I'm open to any suggestions from the public or the council if we want to change that. One of the problems with the ZBA is that you have to find people that are qualified to make these decisions, as we do on for instance the planning commission. The planning commission is a very delicate and difficult job and we have to know the ordinance inside and out and we have to find some very talented people to do that. If it is the wishes of the council or the public I'd certainly like to do what ever they want there. Again, I have some problems with that myself.

Suggestion box never happened.

(Audience comment re rewriting village manager evaluation form)

There is a form in the office that we received from the Michigan Municipal League.

(Audience comment re was Mr. Palenick evaluated prior to your November 11th motion?)

No, he was not. Not ever an official evaluation. I think that at that point I think we made it clear we wanted him to resign from office or go on somewhere. And we felt that there was no need and also in the best interest of Jim Palenick, I think that if you have a board that is asking him to leave, it is not a real good idea to, in his best interest, to evaluate someone like that. One final thing we've done.

(Written President's Report Followed)



DEXTER VILLAGE COUNCIL

REGULAR MEETING

JANUARY 27, 1992

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

APPROVAL OF MINUTES OF THE JANUARY 13, 1992 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION\*

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF

FIRE DEPARTMENT

STANDING COMMITTEES AND COMMISSIONS

1. PLANNING
2. PARKS
3. DOWNTOWN DEVELOPMENT AUTHORITY

ORDINANCES AND RESOLUTIONS

OLD BUSINESS

1. ~~EXECUTIVE SESSION~~ VILLAGE MANAGER'S CONTRACT.
2. RECONSIDERATION OF SALARY ADJUSTMENTS FOR VILLAGE NON UNION EMPLOYEES.
3. APPOINTMENT TO DDA (ON TABLE).
4. OPEN MEETINGS ACT SEMINAR.

NEW BUSINESS

1. ACTING VILLAGE MANAGER CONTRACT.
2. REQUEST BY DEXTER HISTORICAL SOCIETY TO DISPLAY BANNER FOR PIONEER CRAFT FAIR TO BE HELD MARCH 21, 1992.
3. REQUEST BY COTTAGE INN FOR TEMPORARY SIGN.
4. REQUEST BY PAUL OTTO TO LEASE PROPERTY FOR PARKING AT THE CORNER OF ALPINE & 5TH.
5. APPOINTMENT OF STREET ADMINISTRATOR.
6. PURCHASE OF FAX MACHINE.

7. TRANSFER OF CONSTRUCTION & ENGINEERING FUND (SAVINGS), CONSTRUCTION & ENGINEERING CHECKING, AND WATER & SEWER REPLACEMENT FUND FROM SOCIETY BANK TO LOCAL BANKS IN VILLAGE OF DEXTER.

8. *Michigan Dept. of Corrections* <sup>public</sup> *works program*  
PRESIDENT'S REPORT

AUDIENCE PARTICIPATION

ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
JANUARY 27, 1992

The meeting was called to order by the President Yates at 8:04 P.M.

Present: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Absent: Genske

Moved Baroni, support Rush that the Village Clerk provide Council with a list of questions posed by citizens and the president's answers to those questions.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

The following changes were made to the minutes - on page 1 under arranged citizen participation, item 2 was changed to read . . . did not attend. Regarding the removal of the Village Manger from his office, he questioned . . . On page 5 under audience participation comments made by J. Rush were changed to read J. Rush, 7930 Fifth Street. . . earn his pay.

Moved Rush, support Gordenier to approve the minutes of the January 13, 1992, regular meeting as corrected.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

The following changes were made to the agenda -

Under Old Business it was suggested by the president that they might not go into executive session.

Under New Business, item 8, Michigan Department of Corrections Public Works Program was added.

Moved Baroni, support Gregory to approve the agenda as amended.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Non Arranged Citizen Participation

The following citizens addressed Council -

P. Bishop, 7531 Forest Avenue, questioned the reason for the listed executive session on the agenda, and asked if item 2 under old business was a reconsideration of salary adjustments was this done out of necessity for a 2/3 majority vote. He also stated that he had read in the Ann Arbor News that an acting Village Manager had been hired and that the newspaper had stated that authority to hire an acting Village Manager was given to the President in the resolution adopted by Council at the January 13, 1992, meeting. President Yates read two sections of the resolution; "Pursuant to Section 27.401 of the Village Ordinances and in accordance with Section II of the Contract, James M. Palenick shall be removed from

the office of Village Manager effective February 13, 1992." and from a second section, "Pending the effective date of removal, the Village President shall be and hereby is authorized to designate an Acting Village Manager pursuant to the provisions of Section 27.405 of the Village Ordinance." Mr. Bishop then questioned where the authority came from and asked if the Acting Manager had hired any employees.

W. Steptoe, 7250 Dan Hoey Road, stated that he feels he does not get proper reports from various Village committees and commissions and made request that committee chairmen appear before council to make reports.

Council received the following communications:

- A resume and request to be considered for appointment to openings on Village Boards/Commissions from E. Gillett. Copy attached.
- Memorandums from Acting Manager Levleit
- correspondence from Michigan Bell regarding rates and policy
- copy of letter sent by Zoning Adm. Lamkin requesting bids for ordinance work

#### Bills and Payroll

Moved Gregory, support Baroni, to approve bills and payroll in the amount of \$271,914.32

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### Reports

Sheriff-Sgt. Stielow submitted his written report for December 1991.

Fire Department- President Yates stated the fire department budget for 1992 would be an increase of 2.4% over the 1991 figure.

Planning Commission-received written report. Copy attached.

President stated the meeting would take a break at this point - 8:35 P.M.

The meeting came back to order at this point - 8:40 P.M.

#### Old Business

##### 1. Village Manger's Contract

Moved Rush, support Baroni, to accept the agreement between James M. Palenick and the Village Of Dexter, that has been formulated by attorneys Long, Clark and Baker and Mr. Palenick noted in a letter dated January 16, 1992, addressed to Mr. Terrance V. Page Esq. of Clark, Hardy, Lewis, Pollard and Page, PC, 401 South Woodward Avenue, Suite 400, Birmingham, Michigan 48009-6613, and that we accept that agreement using a total of \$17,010.73, a figure submitted to Council by James M. Palenick, subject to verification by the records of the office of the Village of Dexter.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

2. Reconsideration of Salary Adjustments

Moved Gordenier, support Rush to approve the salary adjustments for non-union employees recommended by the Village Manager at the January 13, 1991 meeting. (Copy attached)

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. Appointment to DDA remains on the table.

4. No action was taken on the subject of Open Meetings Act Seminar.

New Business

1. Acting Village Manager Contract

Moved Baroni, support Gordenier, that the Village of Dexter approve the agreement that was made on January 21, 1992, between the village of Dexter and James L. Levleit so noted as acting Village Manager in this agreement.

Ayes: Gordenier, Baroni, Gregory, Pearson, Yates

Nays: Rush

Motion Carried

2. Historical Society Request

Moved Baroni, support Gregory to grant the request of the Dexter Historical Society to place their craft banner and 6 small wooden signs on Village property for the same affair March 11-21st.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. Request by Cottage Inn for Temporary Sign

Moved Baroni, support Gregory to table the subject until they provide necessary information regarding their request.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

4. Request by P. Otto to Lease Property

Moved Baroni support Gregory to table the subject pending recommendation from the Zoning Inspector and copies of related documents.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

5. Appointment of Street Administrator

Moved Gordenier, support Baroni, to appoint James L. Levleit Acting Manager as Street Administrator.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

6. Purchase of Fax Machine

Moved Baroni, support Gregory to table the subject.  
Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

7. Transfer of Accounts From Society Bank

Moved Baroni, support Gordenier, to accept the recommendation of the acting Village manager, to transfer to local banks in the Village of Dexter the following accounts - Construction and Engineering Savings Fund 0870000766, Construction and Engineering Checking 8-00-00461-8, and Sewer and Water Replacement Fund 0870000269 and that those accounts be transferred to the two local banks in the Village of Dexter using the discretion of the Village Manager with the signators remaining the same.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

8. Michigan Department of Corrections Public Works Program

Moved Baroni, support Rush to table the subject.

Ayes: Gordenier, Baroni, Rush, Gregory, Pearson, Yates  
Nays: None  
Motion Carried

President's Report

Mr. Yates stated Mr. Levleit is working on a budget and will tell us when a budget work session will be held.

Audience Participation

P. Bishop, 7531 Forest Avenue, stated he had been asked by a group of citizens to make presentation of an engraved plaque recognizing James M. Palenick for his service to the community, flowers given to Suzanne Palenick in recognition of her support, and several letters of commendation and well wishes from clients in the Dexter Business and Research Park. Presentation was made.

James M. Palenick, thanked the citizens, stating that he had enjoyed his work with some wonderful people in the Village.

E. Gillett, 3564 Inverness, asked Council for a direct response regarding the budget, i.e. the dollar amount of attorney fees related to the removal of Mr. Palenick? the fees related to the hiring of an acting Village Manager? which accounts will money come from to cover areas over budget? will allocations be held off?

J. Rush, 7939 Fifth Street, (copy attached) 2-10-92

The meeting was adjourned at 9:40 P.M.

*Donna L. Fisher*  
Respectfully submitted;  
Donna L. Fisher, Village Clerk

*Filing approved*  
2-10-92

For those who wish to discredit critics of Council action, or critics of actions of Trustees or the Village President, I want them all to know that I am not a member of any opposition camp, I am a supporter of legal procedures.

I am an elected member of a " camp " called the Dexter Village Council whose ordinances I took an oath to follow and protect, and whose property owner's tax dollars I have a responsibility to spend carefully and in accordance with the Constitution of the State of Michigan.

It greatly troubles and disappoints me that as a Trustee, I have come to Council meetings for months and spent hours over decisions where saving a few hundred dollars are the issue. And tonight, BECAUSE President Yates and Trustees Baroni, Gordenier, and Pearson could not wait for Mr. Palenick, who was looking for another job, to FIND another job and resign with dignity, at no cost whatever to the Village, I had no choice but to follow our attorney's recommendation and vote in favor of a costly severance settlement with Mr. Palenick as well as several thousand dollars in Village attorney fees for defending the Village in court for NOT following its own Village Manager ordinance, providing only a FEW of my fellow Trustees with confidential attorney directions - which those FEW closely guarded and PROUDLY and BOASTFULLY and DEFENSIVELY state they followed TO THE LETTER, to bring us to the costly point we found ourselves tonight.

Read at the 2nd public comment session at the Jan. 27th. Council meeting.

Jon Rush, Trustee

DEXTER VILLAGE COUNCIL  
SUMMARY OF BILLS AND PAYROLL COSTS  
JANUARY 27, 1992

BILLS DUE (PAGE 1)	\$ 20,417.26
CONSTRUCTION & ENGINEERING FUNDS (PAGE 2)	229,207.37
PAYROLL COSTS (PAGE 3 & 4)	22,210.94
PETTY CASH (PAGE 5)	<u>78.75</u>

TOTAL BILLS AND PAYROLL COSTS EXPENDED  
ALL FUNDS

\$ 271,915.32  
271,914.32



## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: JANUARY 27, 1992

PAGE 1

PAYEE-EXPLANATION	CODE	TOTAL	101 GENERAL	202 MAJOR ST	203 LOCAL ST.	590 SEWER	WATER
A-B RADIATOR SALES	441-939	135.00	135.00				
AA TRANS. AUTHORITY	965-95003	1641.00	1,641.00				
ANN ARBOR WELDING SUPPLY	441-740	15.00	15.00				
AT&T CREDIT CORP	VARIOUS	100.18	59.09			41.09	
CURTIN MATHESON SCIEN.	548-93	181.50				181.50	
DETROIT EDISON							
STREET LIGHTING	448-920	1967.08	1,967.08				
DEXTER FAMILY PHYS.	441-964	10.00	10.00				
DEXTER LEADER/SUBSCRIP.	215-815	15.00	15.00				
DEXTER FLOWERS & GIFTS	101-956	25.94	25.94				
DOUBLEDAY BROS & CO.	VARIOUS	174.13	174.13				
ELECTRONICS SERV. CENT.	441-937	70.00	70.00				
ENVIROLAND, INC.	548-824	4410.00	4,410.00				
GRAINGER	441-740	27.01	27.01				
HAAS-TRANSMISSION	441-939	1520.10	1,520.10				
JJR/PLANNING & LANDSC.	400-901	106.00	106.00				
JONES CHEMICALS	548-742	390.00				390.00	
LONG, CLARK & BAKER	101-803	2415.50	2,415.50				
MCI-TELECOMMUNICATIONS	172-853	5.65	5.65				
MI BELL-426-8530	441-853	67.46	67.46				
" " -426-4572	VARIOUS	96.71				64.48	32.23
MICHCON-8360 HURON	548-920	1114.07				1,114.07	
" -8050/8140 MAIN	VARIOUS	1213.59	1,213.59				
MORTON SALT	VARIOUS	1063.04		531.52	531.52		
O'GRADY, DONNA	265-970010	395.84	395.84				
ORCHARD, HILTZ & MCCLIMENT	400-825001	2190.00	2,190.00				
PITNEY BOWES	172-937	50.25	50.25				
QUALITY COPY CENTER	VARIOUS	97.55	32.52			32.52	32.51
RPM EXCAVATING	463-740	375.00			375.00		
SHULTS EQUIPMENT, INC	441-740	318.00	318.00				
TELEDIAL AMERICA	172-853	38.91	38.91				
TRUCK/TRAILER EQUIP CO.	441-740	87.75	87.75				
UMSTEAD MANUFACTURING	441-937	65.00	65.00				
ZERO WASTE RECYCLING	528-816	35.00	35.00				
TOTAL		20,417.26	17,090.82	531.52	906.52	1,823.66	64.74

## HAND CHECKS ISSUED:

<u>PAYEE-EXPLANATION</u>	<u>CODE</u>	<u>AMOUNT</u>
NO CHECKS WRITTEN		

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TOTAL:

## CONSTRUCTION AND ENGINEERING BILLS:

<u>PAYEE-EXPLANATION</u>	<u>CODE</u>	<u>AMOUNT</u>
AMERICAN TITLE COMPANY OF WASHTENAW		\$124,963.07
CALENDAR & DORNBOS, INC.		543.29
B&V CONSTRUCTION, INC.		33,391.99
W.ALMAS & SON, INC.		36,052.12
AMERICAN CONTRACTING & MGMT. CO.		34,256.90
TOTAL		<u>\$229,207.37</u>

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: JANUARY 27, 1992

PAGE 3

PAYEE-EXPLANATION	TOTAL	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - JANUARY 11, 1992</u>							
FERN JACKSON	601.40	541.26	60.14				
JANET C. KARVEL	594.47	297.23				148.62	148.62
JAMES M. PALENICK	951.70	475.86		118.96	118.96	118.96	118.96
LARRY N. WAGNER	431.20		431.20				
DONALD DETTLING/extra helpFD	123.34		123.34				
MARY ANN LAMKIN	294.40	294.40					
KURT AUGUSTINE	414.35			51.79	51.79	310.77	
KEITH L. KITCHEN	490.42	306.52		91.95	91.95		
PATRICK A. MCKILLEN	610.60	381.62		114.49	114.49		
DEREK R. WISELEY	456.84	314.08		71.38	71.38		
THOMAS C. DESMET	915.08					915.08	
ANDREA M. DORNEY	562.32					562.32	
EDWARD A. LOBDELL	736.60					736.60	
DANIEL L. SCHLAFF	594.24						594.24
LARRY C. SEBRING							
<u>MERIT PAY</u>							
MARY ANN LAMKIN	183.76	183.76					
KURT J. AUGUSTINE	380.02	380.02					
KEITH L. KITCHEN	447.66	447.66					
PATRICK A. MCKILLEN	609.75	609.75					
DANIEL L. SCHLAFF	506.97						506.97
DEREK R. WISELEY	380.02	380.02					
THOMAS C. DESMET	708.41					708.41	
ANDREA M. DORNEY	308.67					308.67	
EDWARD A. LOBDELL	629.04					629.04	
LARRY C. SEBRING	602.10					602.10	
TOTALS	12,533.36	4,612.18	614.68	448.57	448.57	5,040.57	1,368.79

PAYROLL COSTS - JANUARY 18, 1992

FERN JACKSON	601.40	541.26	60.14				
JANET C. KARVEL	594.47	297.23				148.62	148.62
JAMES M. PALENICK	951.70	475.86		118.96	118.96	118.96	118.96
LARRY N. WAGNER	718.68		718.68				
MARY ANN LAMKIN	154.18	154.18					
KURT J. AUGUSTINE	827.96	51.79		399.43	376.74		

PAYROLL COSTS - JANUARY 18, 1992 CONTINUED

PAGE 4

KEITH L. KITCHEN	666.86	61.30	302.78	302.78		
PATRICK A. MCKILLEN	763.25	76.32	381.63	305.30		
DEREK R. WISELEY	172.15	57.10	72.22	42.83		
THOMAS C. DESMET	823.57				823.57	
ANDREA M. DORNEY	562.32				562.32	
EDWARD A. LOBDELL	736.60				736.60	
DANIEL L. SCHLAFF	594.23				237.69	356.54
LARRY C. SEBRING	541.85				135.46	406.39
DONNA L. FISHER	416.68	416.68				
RITA A. FISCHER	150.84	150.84				
LOREN P. YATES	400.84	400.84				
TOTAL	9,677.58	2,798.45	778.82	1,202.80	1,103.78	2,763.22 1,030.51
<u>TOTAL PAYROLL COSTS + MERIT PAY \$22,210.94</u>						

DEXTER VILLAGE COUNCIL

JANUARY 27, 1992

PETTY CASH  
(NOVEMBER & DECEMBER 1991)

ADMINISTRATIVE

Office supplies	101-172-956	\$	32.02
Election supplies/County	101-191-956		13.89
Election postage	101-191-727		.95
Society Bank/mileage	101-172-956		14.84

D.P.W.

Gas purchase	101-441-750		10.00
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WATER DEPT.

Truck wash	591-556-939		<u>3.00</u>
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TOTAL PETTY CASH EXPENDED ALL FUNDS		\$	<u>78.75</u>
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MEMORANDUM

TO VILLAGE COUNCIL

FROM DONNA FISHER, ADM. SEC. TO PLANNING COMMISSION

DATE 1-21-92

The following action took place at the 1-20-92 regular meeting of the planning commission -

Moved Cousins, support Fisher to set a public hearing for February 17, 1992, at 7 P.M., at First of America Bank Building, for the purpose of taking public comment on a possible planning commission recommendation to rezone the Dexter Community School properties: Wylie Middle School, Bates Elementary School, and Dexter High School, and at the owner's request, the rezoning of 2801 Baker Road from R1A to R2.

Ayes: Gucker, Fisher, Cousins, Betz

Nays: Bishop, Fisher-Dworek

Motion Carried

Absent: Arbour, Hansen, Bell

Mr. Robert Doletsky met with the commission to discuss the parking lot plan for 2810 Baker Road. A plan will be drafted and Mr. Doletsky will work with the Zoning Administrator.

AGREEMENT

THIS AGREEMENT made and entered into as of this 21st day of January, 1992 by and between the VILLAGE OF DEXTER, a municipal corporation ("Village") and JAMES L. LEVLEIT ("Acting Village Manager").

The facts and circumstances forming the background and basis for this Agreement are as follows:

By resolution adopted January 13, 1992, the Village Council stated its intention to terminate the present Village Manager and authorized the Village President to seek and designate an Acting Village Manager pursuant to authority set forth in the Village Manager Ordinance at Sections 27.402 and 27.405, respectively. Village President Loren Yates has offered the position to Mr Levleit who has accepted the position upon the terms and subject to the conditions set forth below.

NOW, THEREFORE, for consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Acting Village Manager agrees to perform the duties of the Village Manager as defined in the Village Manager Ordinance in a competent and professional manner. He acknowledges that he is familiar with and agrees to abide by all the responsibilities, duties and authority of that office to the best of his abilities.

2. The Acting Village Manager understands and agrees that he shall serve as Acting Village Manager only so long as there remains a vacancy in that office. He further understands and agrees that he shall serve at the will of the Council and that his employment and compensation can be terminated by the Council with or without notice, with or without cause and at any time and for any reason. The Acting Village Manager may terminate his employment at any time upon written notice delivered to the Village President.

3. The Acting Village Manager agrees that he shall receive the sum of One Hundred (\$100.00) Dollars per day as his sole compensation for the services to be performed as Acting Village Manager and that he shall not be eligible for fringe benefits, vacation, sick time or other benefits granted to Village employees; provided, that it is the intention of the parties that the Acting Village Manager be deemed an insured under the general liability insurance policies of the Village as well as its workmen's compensation policies. In the event the Acting Village

Manager elects to assume tax reporting and payment obligations (on the basis of being an independent contractor or otherwise), he shall reimburse the Village for any penalties, interest or other costs it may incur as a result of a contrary determination being made by applicable taxing authorities of his ability to do so.

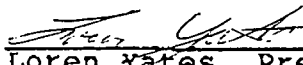
4. It is recognized that the Acting Village Manager must devote considerable time outside normal office hours to Village business. Consequently, the Acting Village Manager will be allowed to take compensatory time off as is reasonably deemed appropriate by the Council during normal office hours.

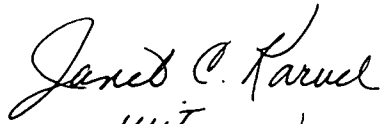
5. The Village shall reimburse the Acting Village Manager at the rate per mile established by the Internal Revenue Service for automobile mileage devoted to bona fide Village business excluding travel to and from his residence.

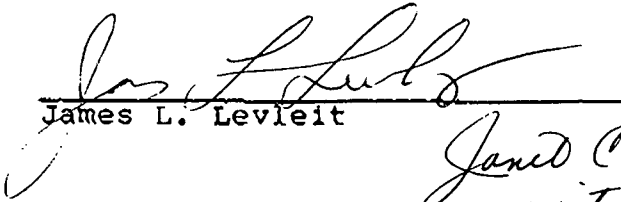
6. The Village will indemnify and hold harmless the Acting Village Manager from judgments which may be entered against him and will pay claims made against him and reimburse him for any collections or payments by him to any other person or entity where the Village Council determines that such claims or judgments result out of the course of his employment with the Village, and within the scope of his authority whether during employment or after termination; provided, however, that the foregoing indemnification shall not be applicable with regard to matters as to which the Acting Village Manager shall be adjudged to be liable for negligence or misconduct in the performance of duty and to such matters as shall be settled by agreement predicated on the existence of such liability for negligence or misconduct.

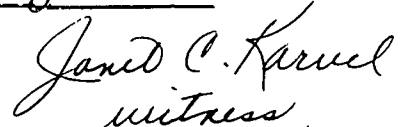
ENTERED INTO as of the date and year first above recited.

VILLAGE OF DEXTER

  
Loren Yates, President

  
witness  
1/21/92

  
James L. Levitt

  
witness  
1/21/92



MOTION MADE BY TRUSTEE Gordenier, SUPPORTED BY TRUSTEE Baroni  
TO DESIGNATE THE APPOINTMENT OF STREET ADMINISTRATOR TO THE OFFICE  
OF DEXTER VILLAGE MANAGER, ( James A. Levliet ).

AYES: Gordenier, Baroni, Rush, Gregory, Pearson, Yates

NAYS: None

ABSENT: Genske

ABSTAIN: None

DATE: January 27, 1992

DEXTER VILLAGE COUNCIL

REGULAR MEETING

FEBRUARY 10, 1992

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING, 8123 MAIN ST.

ROLL CALL

PUBLIC HEARING

REQUEST FROM DDA BOARD REQUESTING AUTHORITY TO LEVY PROPERTY TAX OF UP TO 2 MILS ON ALL REAL AND PERSONAL PROPERTY NOT EXEMPT BY LAW WITHIN THE ESTABLISHED BOUNDARIES OF THE DEXTER DOWNTOWN DEVELOPMENT.

APPROVAL OF MINUTES OF THE JANUARY 27, 1992 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION\*

1. BILL STEPTOW - DAPCO LANDSCAPING
2. VICTOR MICHAELS - CORRECTIONAL DEPARTMENT EMPLOYMENT

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION\*\*

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

- SHERIFF  
FIRE DEPARTMENT  
STANDING COMMITTEES AND COMMISSIONS
1. PLANNING
  2. PARKS
  3. DOWNTOWN DEVELOPMENT AUTHORITY

ORDINANCES AND RESOLUTIONS

REQUEST FROM DDA BOARD REQUESTING AUTHORITY TO LEVY PROPERTY TAX OF UP TO 2 MILS ON ALL REAL AND PERSONAL PROPERTY NOT EXEMPT BY LAW WITHIN THE ESTABLISHED BOUNDARIES OF THE DEXTER DOWNTOWN DEVELOPMENT.

OLD BUSINESS

1. APPOINTMENT TO DDA (ON TABLE)
2. PURCHASE OF FAX MACHINE (ON TABLE)
3. REQUEST BY COTTAGE INN FOR TEMPORARY SIGN
4. CONTRACT FOR MICHIGAN DEPARTMENT OF CORRECTION PUBLIC WORKS PROGRAM

5. Agreement between Village & Mr. Palenick

NEW BUSINESS

1. REQUEST BY DEXTER JAYCEES TO USE THE VILLAGE'S PUBLIC ADDRESS SYSTEM FOR CANDIDATE DEBATE TO BE HELD 2-13-92
2. ESTABLISH WORK SESSION FOR THE VILLAGE OF DEXTER 92-93 PROPOSED BUDGET REVIEW
3. SET PUBLIC HEARING FOR VILLAGE OF DEXTER 1992-93 BUDGET FEBRUARY 24, 1992
4. ENGAGEMENT OF MICHIGAN MUNICIPAL LEAGUE TO ASSIST IN EMPLOYMENT OF VILLAGE MANAGER
5. REQUEST FROM PARKS COMMISSION FOR FINAL APPROVAL OF BROCHURE FOR THE PARKS ENDOWMENT FUND
6. V-Tech

PRESIDENT'S REPORT

AUDIENCE PARTICIPATION

ADJOURNMENT

\*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

\*\*NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL  
FEBRUARY 10, 1992  
REGULAR MEETING

The meeting was called to order at 8 P.M. by President Yates at First of America Bank Building, 8123 Main Street.

ROLL CALL

Present: Gordenier, Rush, Gregory, Pearson, Yates  
Absent: Baroni, Genske

PUBLIC HEARING

The hearing for the request from the DDA Board requesting authority to levy property tax of up to 2 mils on all real and personal property not exempt by law within the established boundaries of the Dexter Downtown Development opened at 8:03 P.M.

There were no citizens who wished to speak.

The hearing was closed by the president at 8:05 P.M.

Moved Pearson, support Gregory to approve the minutes of the January 27, 1992, regular meeting as presented.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

PRE-ARRANGED CITIZEN PARTICIPATION

1. W. Steptoe, 7250 Dan Hoey Road, addressed Council regarding the Dapco landscape issue and read a prepared statement requesting it become part of the public record. (Copy filed with minutes)

2. V. Michaels, 3649 Cushing Ct., spoke expressing his concern regarding the proposed Village contract for Correctional Department Employment. He also stated that if the Village decided to sign an agreement that as the inmates are from a high risk population that proper testing should be done and that he felt that a rate of \$5.00 per day is very low and seems like taking advantage of the others misfortune.

APPROVAL OF AGENDA

Item 5, Agreement Between Village and Mr. Palenick was added under Old Business.

Item 6, V-Tech, Item 7 Dapco were added under New Business.

Moved Gordenier, support Pearson to approve the agenda as amended.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

NON-ARRANGED CITIZEN PARTICIPATION

J. Dworek, 7105 Dexter-Ann Arbor Road, voiced his disagreement with the hiring of the Department of Correction Work Programs and stated that he knew many in the community to be against the idea and that he wished council would abandon the idea.

H. Liddiard, 7638 Second Street, posed questions as to the selection of a new manager, and stated she believed that a wide open and unlimited search should be conducted with final interviews being held after the March 9th election to allow input by those who might be working with the new manager.

E. Gillett, 3564 Inverness, stated she encouraged council to leave the subject of purchase of fax machine on the table until a budget is produced and requested council to curtail spending until a budget is complete.

P. Cousins, 7648 Forest Ave., posed questions as to the hiring of a new Village manager and stated that consideration be given to the timing of the hiring as it relates to no change/change in the membership of council pending the General Election. He also stated that he hoped the difference in the amount of money Mr. Palenick believes to be his severance and the amount of money council believes to be his severance is not greater than the amount of money to be spent on legal defense fees should this difference result in a lawsuit.

#### CORRESPONDENCE

Council was informed of a written request from Mr. J. Gillett to view Parks and Planning Commission, DDA and Village Council minutes from January 1, 1991 to the present.

Council was also informed of a memo from Parks Commission Secretary Wolcott regarding his submission of Parks Commission minutes from 1991.

#### BILLS AND PAYROLL

Moved Gregory, support Gordenier to approve bills and payroll costs in the amount of \$69,315.10.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### REPORTS

Parks Commission - received written report. (copy filed with minutes)

DDA - Chr. E. Coy addressed council stating the board is looking at a different approach to financing the downtown streetscape and is evaluating the possibility of hiring a director or consultant. He stated appointments are needed to fill two vacancies on the Board. He also requested council table the DDA Board request for authority to levy 2 mils.

#### ORDINANCES AND RESOLUTIONS

Moved Rush, support Gordenier to table the request pending further report from the DDA.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

OLD BUSINESS

1. Moved Rush, support Gregory to remove the subject of DDA appointment from the table.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Moved Gordenier, support Pearson to table the issue.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

2. Moved Gordenier, support Pearson to remove the subject from the table.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Moved Gordenier, support Gregory to approve the purchase of a 5300 Fax Machine.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. Moved Gordenier, support Pearson to take the subject off the table.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

Moved Rush, support Gordenier to table the subject of Cottage Inn request for sign pending further information and recommendation provided by the zoning officer.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

4. Moved Gordenier, support Gregory to table the subject.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

5. Discussion centered on the amount of severance pay due former Village manager Palenick and the formula used to calculate said figure. No action was taken.

NEW BUSINESS

1. Moved Rush, support Gregory that we allow the Dexter Jaycees to borrow the Village of Dexter sound system with our Village personnel setting it up and returning it, for the purpose of a Candidate's Night.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

2. Moved Gordenier, support Gregory to set a date for a work session for February 19, 1992, for 7:30 at First of America Bank.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

3. Moved Gordenier, support Gregory to set a public hearing for the Village of Dexter 92-93 budget for February 24, 1992. 7:30 P.M., First of America.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

4. Mr. Levleit made presentation.

Moved Gordenier, support Gregory that we engage the MML to assist us in the Village Manager's candidates search and to keep the applicants within the \$30-40,000 range.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

5. Moved Rush, support Gregory to approve the brochure of the Parks Commission. (Copy filed with minutes)

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

6. Moved Gordenier, support Rush to authorize the drafting of a letter to request that V-Tech bring their loan payment owed the State of Michigan up to date within 10 days.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

7. Dapco Moved Gordenier, support Gregory to table the subject.

Ayes: Gordenier, Rush, Gregory, Pearson, Yates

Nays: None

Motion Carried

#### PRESIDENT'S REPORT

There was no report.

#### AUDIENCE PARTICIPATION

D. Walters, 7640 Grand, asked questions regarding the V-Tech issue:

Is the Village in line as a secured creditor?

Will the proposed budget be complete by Friday, February 14th?

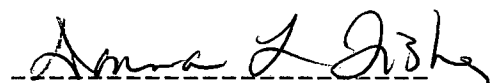
She also submitted written request for her to receive a copy of the budget on February 14th.

P. Cousins, 7648 Forest, requested Mr. Levleit have the microphones to the sound system repaired by the next council meeting.

ADJOURNMENT

The meeting was adjourned by the President at 10:10 P.M.

Respectfully submitted,



Donna L. Fisher  
Village Clerk

Filing Approved- 2-24-92



December 12, 1991

RE: DAPCO Landscaping plan

TO the Village Council:

I am writing this letter out of frustration and anger over the inability, laxness, and total disregard by the Village to adequately address the requirements set forth in the Protective Covenants for the Dexter Business & Research Park concerning the landscaping of the DAPCO site.

I have followed this situation carefully and thoroughly and I feel that I have done this alone and without the proper concern by the responsible persons in charge of the affairs of this Village.

I would like to take you back to September 1989 when the Village Council voted to approve a final site plan for DAPCO without requiring a completed landscaping plan even though the planning commission stated that the landscaping plan must be a part of the final approval for DAPCO. It is my feeling that a very bad error was made then and has been perpetuated since and I don't wish to be the recipient of the neglect and stupidity.

It is very clear to me that the planning commission has made several attempts to produce a landscaping plan only to be ignored and forestalled by DAPCO in order to not complete their site as everyone else has done in the Industrial Park to date.

The last of the several plans to be worked out by the Village Covenant Committee and DAPCO is absolutely unexceptable and under the present circumstances which I plan to enlighten you to, should not be approved.

First, DAPCO continues to disobey, totally ignore or follow rules and regulations by both the County Building Dept. and the Village Zoning Ordinance. To date, DAPCO has erected an accessory building without a zoning compliance permit or a county building permit. To date, DAPCO has rented space at the Broad Street building without having legally registered the occupant with the Village Zoning Administrator. To date, DAPCO has made curb cuts to Broad Street without permission to do so from the Village.

This kind of behavior only go to show the unwillingness on the part of DAPCO to do what is right in terms of the necessary landscaping for the completion of their site.

It is my position that the Village Council force DAPCO to make the fair and just landscaping requirements to their site. The continuing zoning violations only go to prove my point that without a firm and absolute defined set of standards for DAPCO, they will try to get away with whatever they can.

I would like to see the Village Council take some action of this situation and immediately. This whole unfair and unfortunate situation has continued long enough. It will be three years that this whole mess began and should now be properly disposed of.

Please understand my position. I have patiently waited for this Village to do the responsible thing and I have gotten no satisfaction. With the election coming up and the problems highlighted about this present Council, it is time for you to show the voters that you can handle your elected positions, particularly if you wish to be re-elected on the basis that "you can get the job done." So... get the JOB done!

I would like to have my entire comments placed into the record as I have represented.

I would also like the opportunity to speak during discussion of this matter when it is placed on the agenda.

I would like this matter placed on this evening's agenda ( [REDACTED] )

2-10-92

It is my position that if the Council chooses to ignore my request, then I shall be force to send this letter to the Dexter Leader to be published for Village residents to read and see how they are represented by their elected officials.

Sincerely  
William Styals

DEXTER VILLAGE COUNCIL  
SUMMARY OF BILLS AND PAYROLL COSTS  
FEBRUARY 10, 1992

PAYROLL COSTS (PAGE 3)	\$ 16,192.58
BILLS DUE (PAGE 1 & 2)	52,316.64
INDUSTRIAL PARK FUNDS (PAGE 2)	<u>\$ 805.88</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 69,315.10</u>

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: FEBRUARY 10, 1992

PAGE 1

PAYEE-EXPLANATION	CODE	TOTAL	101 GENERAL	202 MAJOR ST	203 LOCAL ST.	590 SEWER	WATER
A-B'S BODY FRAME SHOP	441-939	177.83	177.83				
A&L PARTS, INC.	441-939	72.47	72.47				
ARC SPRING, INC	441-939	140.00	140.00				
CURTIN MATHESON SCIENTI	548-743	33.00				33.00	
DETROIT EDISON							
3620-3676CENT/WA TOW	556-920	2,758.82					2,758.82
8360HURON/CW LIFT STA	548-920	5,242.93				5,242.93	
8014;7982;8140;8050MAIN-VARIOUS		568.57	568.57				
DEXTER AREA HISTORICAL	965-950020	150.00	150.00				
DEXTER OFFICE SUPPLY	VARIOUS	400.52	390.24			10.28	
DEXTER, VILLAGE OF	VARIOUS	27.51	21.57			5.94	
DOUBLEDAY BROS.	191-901	83.27	83.27				
ELECTRONICS SERV. CENT.	441-937	81.25	81.25				
FISHER SCIENTIFIC	548-743	93.45				93.45	
GENERAL TOWING	441-825	75.00	75.00				
GROSS EQUIP	556-939	95.68					95.68
HACKNEY ACE HARDWARE	VARIOUS	173.64	20.54			128.35	24.75
HACH	548-743	117.40				117.40	
KITCHEN,KEITH	441-861	5.20	5.20				
LEN'S RUBBISH/12-91CONT	528-816	10,678.67	10,678.67				
" " /RECYCLE	528-816020	1,638.36	1,638.36				
MADISON ELECTRIC CO	548-937	2.83				2.83	
MI BELL-426-4572	VARIOUS	271.83				181.22	90.61
MI MUNICIPAL LEAGUE	101-956	36.00	36.00				
MICRO ARIZALA	172-937	800.00	800.00				
MORTON SALT	VARIOUS	1,246.75		623.37	623.38		
PARTS PEDDLER AUTO SERV	VARIOUS	445.62	439.84				5.78
PIONEER RESEARCH CORP.	548-937	262.72				262.72	
PREMIER FASTENER CO	548-740	63.91				63.91	
RAM COMM OF MI.	441-853	37.00	37.00				
S.F. STRONG, INC.	265-740	43.38	43.38				
STRINGER, THOMAS	101-803010	1,007.50	1,007.50				

TRUCK & TRAILER EQUIP	441-740	129.03	129.03					
UMSTEAD MANUFACTURING	441-937	90.00	90.00					
VARSITY FORD	441-977	24,959.00	24,959.00					
WATER ENVIRONMENT FED.	548-815	95.00					95.00	
WILLIAMS SEWER SERV.	548-826	212.50					212.50	
TOTALS		52,316.64	41,644.72	623.37	623.38	6,449.53	2,975.64	

## HAND CHECKS ISSUED:

PAYEE-EXPLANATION	CODE	AMOUNT
U.S. POSTAL SERVICES	591-556-727	\$ 99.27
U.S. POSTAL SERVICES	101-172-727	200.00
NENCIARINI, LORNA	101-172-965	165.00
LEVLEIT, JAMES	101-171-956	900.00

TOTAL: \$1,364.27

## CONSTRUCTION AND ENGINEERING BILLS:

## SEWER REPLACEMENT FUNDS:

PAYEE-EXPLANATION	CODE	AMOUNT
MICHIGAN BELL TELEPHONE	549.000-973.011	\$ 805.88
TOTAL		\$ 805.88

## VILLAGE OF DEXTER COUNCIL PROCEEDINGS

DATE: FEBRUARY 10 1992

PAGE 3

PAYEE-EXPLANATION	TOTAL	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - JANUARY 25, 1992</u>							
FERN JACKSON	601.40	541.26	60.14				
JANET C. KARVEL	594.47	297.23				148.62	148.62
JAMES M. PALENICK	951.70	475.86		118.96	118.96	118.96	118.96
LARRY N. WAGNER	718.68		718.68				
MARY ANN LAMKIN	154.18	154.18					
KURT AUGUSTINE	168.33			90.64	77.69		
KEITH L. KITCHEN	526.32	35.90		245.21	245.21		
PATRICK A. MCKILLEN	763.25	152.65		305.30	305.30		
DEREK R. WISELEY	433.36			216.68	216.68		
THOMAS C. DESMET	915.07					800.69	114.38
ANDREA M. DORNEY	562.32					562.32	
EDWARD A. LOBDELL	736.60					736.60	
DANIEL L. SCHLAFF	569.32						569.32
LARRY C. SEBRING	677.31					406.39	270.92
BILLY BEDWELL/xtra helpDPW	425.00	425.00					
<u>PAYROLL COSTS - FEBRUARY 1, 1992</u>							
FERN JACKSON	601.40	541.26	60.14				
JANET C. KARVEL	594.47	297.23				148.62	148.62
LARRY N. WAGNER	574.94		574.94				
DONALD DETTLING-XTRA HELF FD	61.67		61.67				
MARY ANN LAMKIN	294.40	294.40					
KURT J. AUGUSTINE	548.17	258.97		144.60	144.60		
KEITH L. KITCHEN	490.40	245.20		122.60	122.60		
PATRICK A. MCKILLEN	763.22	305.30		228.96	228.96		
DEREK R. WISELEY	14.28	14.28					
THOMAS C. DESMET	915.08					915.08	
ANDREA M. DORNEY	562.32					562.32	
EDWARD A. LOBDELL	736.60					736.60	
DANIEL L. SCHLAFF	628.74					153.35	475.39
LARRY C. SEBRING	609.58					406.39	203.19
TOTALS	16,192.58	4,038.72	1,475.57	1,472.95	1,460.00	5,695.94	2,049.40

# VILLAGE PARKS COMMISSION

8140 MAIN STREET  
DEXTER, MICHIGAN 48130

TO: Dexter Village Council  
FROM: Dexter Parks Commission  
DATE: February 7, 1992

At its regularly-scheduled meeting, held on January 28, the Parks Commission approved the final version of its informative brochure for the Parks Endowment Fund. It is being submitted to Council for final approval. Plans can then be made for its printing and distribution to the public.

Also reviewed at the meeting was the progress report on the planting plan for Monument Park, which is being done in-house.

Rather than holding its next meeting on the regular date, the fourth Tuesday of the month, the February meeting of Parks Commission will be Wednesday, February 19. 7:30 p.m.

(Present: ~~CCC~~, Luton, Tomshany, Adams Gordenier, Pearson, Wokott  
Ab. Cer., Hill)

January 28, 1992

**Donna Fisher, Village Clerk**  
8140 Main  
Dexter, MI 48130

Dear Ms. Fisher,

I hereby request that I be allowed to view the meeting minutes (from January 1, 1991 to Present) of the following commissions and authorities operating for the Village of Dexter:

**Parks Commission**

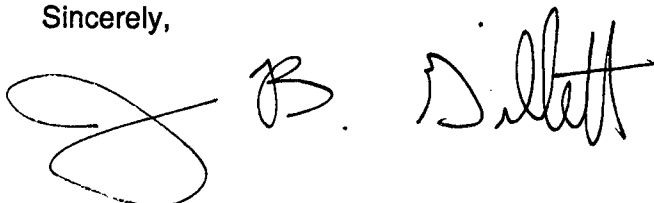
**Planning Commission**

**Downtown Development Authority**

**Village Council**

I will contact you soon to arrange a time so that I may view the requested material. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James Gillett". The signature is stylized with a large, looping initial "J" and a distinct "G".

**James Gillett**  
3564 Inverness  
Dexter, MI 48130



February 4, 1992

MEMORANDUM

SUBJECT: Freedom of Information Request

FROM: Mark Wolcott, Secretary  
Parks Commission



TO: Donna Fisher, Clerk  
Village of Dexter

The purpose of this memorandum is to respond to your 1 February, 1992 request for copies of Parks Commission minutes for the past year. You indicated that the Village had received a Freedom of Information Request for the material.

Please note that, while I had informally recorded meeting minutes on an occasional basis, I was only elected Secretary at the 27 August, 1991 meeting. Also, my work at the U.S. Environmental Protection Agency has occasioned a great deal of travel during 1991 and is the reason I was unable to attend several of the meetings. You will need to obtain minutes of those meetings elsewhere.

1991 Parks Commission Minutes

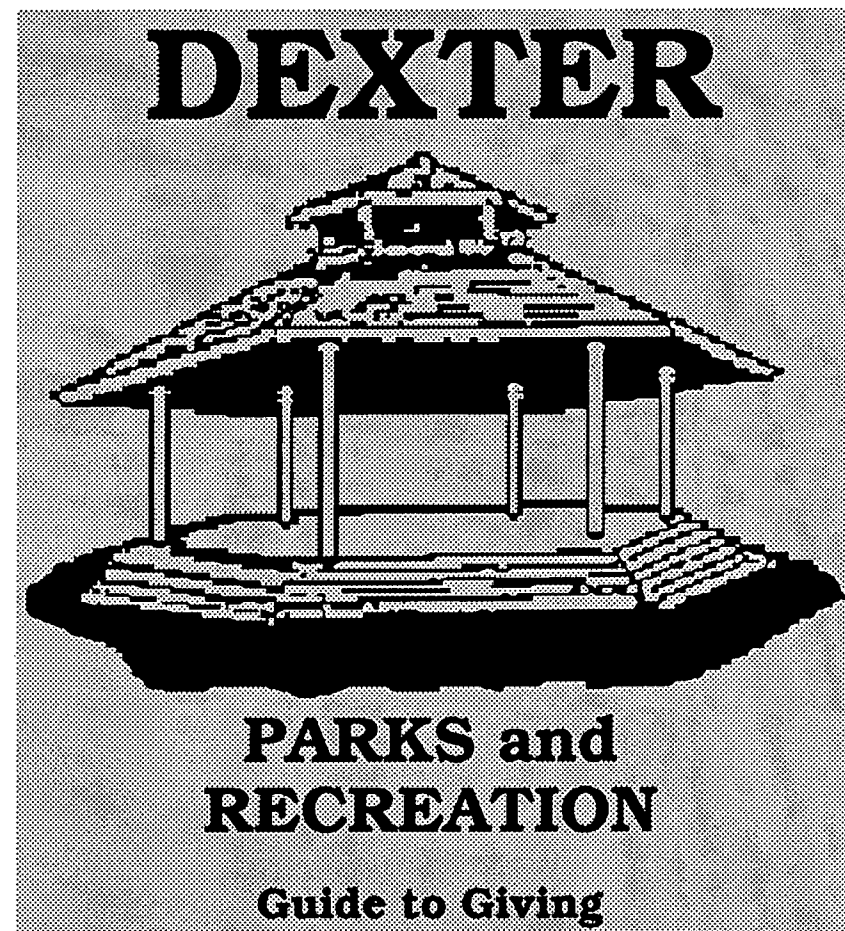
January 24	Enclosed	July 25	Enclosed
February 21	Hand Written	August 27	Enclosed
March 28	Enclosed	September 24	Enclosed
April 25	Enclosed	October 22	Hand Written
May 23	Enclosed	November 26	Absent
June 27	Absent	December 17	Absent

In addition, I have enclosed a copy of minutes from a special meeting of the Commission held 3 January, 1991 and will endeavor to type the hand written minutes from the 21 February and 22 October meetings.

Finally, would you be so kind as to send me a copy of the original Freedom of Information Act request for my records.

cc: J. Lutton, Chair,  
Parks Commission

**VILLAGE OF DEXTER  
PARKS COMMISSION & VILLAGE COUNCIL  
8140 Main Street  
Dexter, Michigan 48130**



# VOLUNTEER OPPORTUNITIES

## Welcome

This guide was developed to acquaint citizens and friends of the Village of Dexter with the various projects, equipment, facilities, and plantings for which the Village has an established need.

The parks within the Village could not be maintained, improved or exist without the generosity of those who care.

From those who have lived here or have passed through our town in the past, from those here at the present, and from those that will follow, a special thank you goes to all who have contributed to the parks and recreation facilities of the Village, an important element in the quality of life that we enjoy.

Dexter Village Parks Commission  
and the Dexter Village Council

The gift of time and effort can provide a meaningful contribution to the betterment of Dexter's parks.

Volunteers provide a valuable service in helping accomplish improvements in our parks. For example, in Smith Woods Park, further development of the trail system, with the spreading of wood chips, and of the parking area is planned.

Assistance with the planting and maintenance of trees, flowers and shrubs in all park areas is a good example of volunteer activities. Future ideas for the Village, include the possibility of developing small *entrance* parks.

Volunteer efforts are coordinated through the Village Parks Commission. Anyone who wishes to offer their time and labor should call the Village Office at 426-8303 for the name of the volunteer coordinator of the Parks Commission.

If you are interested in volunteer opportunities for groups or individuals, you may inform the Parks Commission by using the form below.

I would like to hear more about volunteer opportunities to help support the Dexter's parks and recreation facilities. Please have someone from the Parks Commission contact me.

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_

Volunteer Type  
☐ GROUP  
☐ INDIVIDUAL

Areas of Interest (Circle/or add others):

Planting Flowers/Trees   Trails   New Construction  
General Cleanup: Weeding, Trash Removal

## PARK LAND

There are several possible methods for providing additional park land for the Village of Dexter.

### By DONATION

A conveyance in fee simple, which means that all rights to the land are given to the Village.

### By TESTAMENTARY GIFTS, REWRITTEN WILLS, or LIVING TRUSTS

Methods by which a donor's wishes for a tract of land can be carried out after his/her death.

### By BARGAIN SALE

A combination of selling and donating, or selling for less-than-full-market value

### POTENTIAL TAX BENEFITS

By donation is the simplest and most direct land gift and usually provides the greatest tax benefits\* to the donor.

By bargain sale can provide a federal income tax deduction\* equal to the difference between full-market value and the actual selling price and may allow for a reduction in federal capital gains tax.

Consult with your tax advisor for details.

## PARKS and RECREATION

## ENDOWMENT TRUST FUND

The Village of Dexter established a Parks and Recreation Endowment Trust Fund in order to provide individuals, businesses and corporations, civic organizations, churches, scout groups and others with the opportunity to share in providing park and recreation improvements in the Village.

The Village of Dexter provides ongoing maintenance of all projects, equipment, facilities, and plantings acquired through contributions. In addition, the Village assumes all administrative costs associated with the planning and installation of all funded improvements.

All park projects, to be constructed or installed with funds donated to the Dexter Parks and Recreation Endowment Fund, are subject to the approval of the Dexter Village Parks Commission and the Dexter Village Council. All such projects must conform to existing park plans so that the overall continuity, integrity, and aesthetic appeal of the community park system can be maintained.

Those individuals, entities, or groups who generously contribute to the purchase of items listed in this guide or who volunteer their time and/or services to Village park projects will receive an appropriate certificate of appreciation. Plaques may be available for an additional cost. Information on plaques is available from the Parks Commission and such plaques must meet Village standards.

## TREES and SHRUBS

### SHADE TREES

Examples: Maple, Ash, Honeylocust  
Sizes: 3 1/2 to 4 inches in diameter  
\*Estimated Cost: \$450.00 each

### EVERGREEN TREES

Examples: Colorado Blue Spruce, Norway Spruce, Pine  
  
Sizes: 5 to 6 feet in height  
\*Estimated Cost: \$175.00 each  
  
Sizes: 6 to 7 feet in height  
\*Estimated Cost: \$225.00 each

### FLOWERING ORNAMENTALS

Examples: Crabapple, Bradford Pear, Plum  
  
Sizes: 2 1/2 to 3 inches in diameter  
\*Estimated Cost: \$225.00 each

### SHRUBS

Examples: Forsythia, Viburnum  
Sizes: 3 to 4 feet in height  
\*Estimated Cost: \$50.00 each  
  
Examples: Yews, Burning Bush  
Sizes: 18 to 24 inches in height  
\*Estimated Cost: \$50.00 each

## OTHER ITEMS

Park Bench	\$750.00 each*
Picnic Table	\$500.00 each*
Decorative Trash Receptacle	\$500.00 each*

## NON-LISTED ITEMS

Contributions, donations, or endowments\* can also be made to fund the purchase of other non-listed items such as playground equipment or sprinkler systems. Such equipment must be first approved as being part of a comprehensive park plan by the Dexter Village Parks Commission and the Dexter Village Council.

### \* NOTES

All costs stated on these two pages are estimates only and are supplied for the purpose of a guide in making selections.

Monetary and material contributions may be tax deductible. Consult with your tax advisor for details.